



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TROWBRIDGE.

CALL TO ORDER: 6:02 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN GLENN TROWBRIDGE, MEMBERS STEVEN EVANS, RICHARD TRUESDELL, BYRON GOYNES, LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

**STAFF PRESENT:** MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., NATHAN GOLDBERG – PLANNING & DEVELOPMENT DEPT., MARIO SUAREZ – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, JAMES LEWIS – CITY ATTORNEY'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: April 27, 2006**

**SUBJECT:**

Approval of the minutes of the March 23, 2006 Planning Commission Meeting

**MOTION:**

**EVANS – APPROVED – UNANIMOUS**

**MINUTES:**

There was no discussion.

(6:03 – 6:04)

**1-43**

**MOTION:**

**TRUEDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

**NOTE: COMMISSIONER TRUEDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.**

**NOTE: COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.**

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 14 [GPA-10841]	TABLED
Item 15 [ZON-10838]	TABLED
Item 16 [VAR-10840]	TABLED

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
DISCUSSION ITEMS

**MINUTES – Continued:**

Item 17 [SDR-10836]	TABLED
Item 27 [MOD-11027]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 28 [ZON-11031]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 29 [WVR-12368]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 30 [VAR-11030]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 31 [VAC-12255]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 32 [SDR-11034]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 34 [GPA-12271]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 57 [GPA-12367]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 58 [ZON-12370]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 59 [GPA-12373]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 60 [ZON-12377]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 61 [SUP-12376]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 66 [GPA-12383]	WITHDRAWN WITHOUT PREJUDICE
Item 67 [ZON-12384]	WITHDRAWN WITHOUT PREJUDICE
Item 68 [VAR-12385]	WITHDRAWN WITHOUT PREJUDICE
Item 69 [VAC-12387]	WITHDRAWN WITHOUT PREJUDICE
Item 70 [SDR-12381]	WITHDRAWN WITHOUT PREJUDICE
Item 75 [GPA-12846]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 81 [SUP-11983]	WITHDRAWN WITHOUT PREJUDICE
Item 97 [VAR-12689]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 98 [SDR-12351]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 107 [SUP-12250]	WITHDRAWN WITHOUT PREJUDICE
Item 108 [SDR-12249]	WITHDRAWN WITHOUT PREJUDICE
Item 109 [SUP-12279]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 110 [SUP-12280]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 111 [SDR-12278]	Abeyance to 5/25/2006 Planning Commission Meeting
Item 113 [SUP-12411]	Abeyance to 5/11/2006 Planning Commission Meeting
Item 116 [TXT-12779]	Abeyance to 5/11/2006 Planning Commission Meeting

MR. LEOBOLD stated that the applicant of Item 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] requested the items be held to the 7/27/2006 Planning Commission Meeting to allow more time to meet with area residents. He stated that because of the length of time he would suggest that the application be renoticed to the public. CHAIRMAN TROWBRIDGE noted that these applications originally appeared at the 1/26/2006 Planning Commission Meeting and agreed that the length of time since origination is too great and therefore recommended the items be tabled. MR. LEOBOLD agreed.

Pertaining Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255] and Item 32 [SDR-11034], MR. LEOBOLD indicated that the applicant requested the items be held in abeyance to the 5/25/2006 Planning Commission

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
DISCUSSION ITEMS

**MINUTES – Continued:**

Meeting as the applicant is meeting with adjacent owners to review the project. He supported the request.

MR. LEOBOLD stated that the applicant of Item 34 [GPA-12271] requested that the item be held to 5/25/2006, and he supported the request.

Related Item 57 [GPA-12367] and Item 58 [ZON-12370] were requested to be held in abeyance to 5/25/2006 to be heard in conjunction with two additional related items. MR. LEOBOLD supported the request.

Pertaining to Item 59 [GPA-12373], Item 60 [ZON-12377] and Item 61 [SUP-12376], the applicant requested the items be held to 5/25/2006 to consider an R-PD development instead of an R-1 development. He supported the request.

MR. LEOBOLD stated that the applicant of Item 75 [GPA-12846] has requested an abeyance to 5/25/2006. He supported the request.

The applicant of Item 81 [SUP-11983] has requested the item be withdrawn without prejudice, as the request is no longer required. The project has been changed from an R-1 project to an R-PD project and therefore does not require a Special Use Permit for private streets. MR. LEOBOLD supported the withdrawal.

Regarding Item 97 [VAR-12689] and Item 98 [SDR-12351], MR. LEOBOLD indicated that the items are to be renoticed because incorrect information pertaining to the residential adjacency setback was given. The items are to be held in abeyance to 5/25/2006 and he supported the request. Related Item 96 [ZON-12350] will be heard as scheduled.

MR. LEOBOLD stated Item 107 [SUP-12250] and Item 108 [SDR-12249] were requested to be withdrawn without prejudice so the applicant can acquire more land to redesign the site. He supported the request.

Related Item 109 [SUP-12279], Item 110 [SUP-12280] Item 111 [SDR-12278] have been requested to be heard on 5/25/2006 in order to be renoticed with waivers of Downtown standards. MR. LEOBOLD supported the request.

MR. LEOBOLD reported that the applicant of Item 113 [SUP-12411] requested the item be held in abeyance to 5/11/2006 to renotify the application with a waiver request. He supported the request.

Item 116 [TXT-12779] was requested to be held in abeyance to the 5/11/2006 Planning Commission Meeting to allow further research of the project. MR. LEOBOLD supported the request.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
DISCUSSION ITEMS

**MINUTES – Continued:**

MARK EDGEL, 5645 West Alexander Road, acknowledged his presence to hear Item 57 [GPA-12367] and Item 58 [ZON-12370].

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, announced that a letter was faxed pertaining to Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387] and Item 70 [SDR-12381] and may not have been received by staff. ATTORNEY ALLEN stated the request would be to withdraw all the items. MR. LEOBOLD did not object to the request.

(6:03 – 6:15)

**1-80**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**CHAIRMAN TROWBRIDGE announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN TROWBRIDGE read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**CHAIRMAN TROWBRIDGE noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-12137 - TENTATIVE MAP - ATHLETIC CLUB PLAZA - APPLICANT/OWNER: JERMAC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 13.9 acres at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**DUNNAM – APPROVED** subject to conditions Item 1 [TMP-12137], Item 2 [TMP-12228] and Item 3 [ANX-12359] and deleting Condition 4 of Item 1 [TMP-12137] – **UNANIMOUS**

**NOTE: COMMISSIONER TRUESDELL** noted that he previously abstained on Item 2 [TMP-12228] and therefore would abstain again.

**This is Final Action**

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that Public Works Department has recommended that Condition 4 of Item 1 [TMP-12137] be deleted.

(6:15 – 6:16)



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 1 – TMP-12137

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1527), Variance (VAR-2292), Special Use Permit (SUP-2291) and Site Development Plan (SDR-11443).
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

4. Dedicate the right turn lane on Rainbow Boulevard which currently exists as a Road/Drainage Easement created by document #20030926:02283.
5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. All notes discussed within Las Vegas Municipal Code Title 18 Subdivision Ordinance Section 18.10.230, subsections (A), (B), and (C) are required and shall appear on the recorded Final Map.
7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-11443 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-12228 - TENTATIVE MAP - CAYMAN BAY - APPLICANT: AZTEC ENGINEERING - OWNER: CAYMAN BAY APARTMENTS, LLC** - Request for a Tentative Map FOR A 480-UNIT CONDOMINIUM DEVELOPMENT on 19.67 acres at 2701 North Rainbow Boulevard (APN 138-15-701-003), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**DUNNAM – APPROVED** subject to conditions Item 1 [TMP-12137], Item 2 [TMP-12228] and Item 3 [ANX-12359] and deleting Condition 4 of Item 1 [TMP-12137] – **UNANIMOUS**

**NOTE: COMMISSIONER TRUESDELL** noted that he previously abstained on Item 2 [TMP-12228] and therefore would abstain again.

**This is Final Action**

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that Public Works Department has recommended that Condition 4 of Item 1 [TMP-12137] be deleted.

(6:15 – 6:16)

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 2 – TMP-12228

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-10620).
3. All units, as well as the common ownership facilities, shall be brought into compliance with all applicable state and local building, housing, mechanical and fire codes adopted for use by the city at the time of original construction.
4. Each dwelling unit shall be served by gas and/or electric services completely within the lot lines or ownership space of each separate unit. Easements for gas and/or electric lines shall be provided in the common ownership area where lateral service connections shall take place. Each dwelling unit shall be separately metered for gas and/or electricity. A plan for equitable sharing of communal water metering, where required, shall be included in the covenants, conditions and restrictions.
5. All new on-site and off-site minor utilities except switch boxes, transformer and cap banks across property frontage shall be underground.
6. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.
7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 2 – TMP-12228

**CONDITIONS – Continued:**

common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
10. The entrances to this site may not be gated unless a queuing analysis is submitted to and approved by the City Traffic Engineer. If gating is proposed, now or in the future, the entrance shall be designed and re-constructed in accordance with Standard Drawing #222A.
11. Site development to comply with all applicable conditions of approval for Z-51-85, SDR-10620, and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ANX-12359 - ANNEXATION - OWNER/APPLICANT: PAMELA WOKIN** - Petition to Annex property located at 3523 North Jones Boulevard, containing approximately 1.94 acres (APN 138-11-704-009), Ward 6 (Ross).

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DUNNAM – APPROVED** subject to conditions Item 1 [TMP-12137], Item 2 [TMP-12228] and Item 3 [ANX-12359] and deleting Condition 4 of Item 1 [TMP-12137] – **UNANIMOUS**

**NOTE: COMMISSIONER TRUESDELL** noted that he previously abstained on Item 2 [TMP-12228] and therefore would abstain again.

**To be forwarded to City Council in Ordinance Form**

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that Public Works Department has recommended that Condition 4 of Item 1 [TMP-12137] be deleted.

(6:15 – 6:16)

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**RQR-12064 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: JACQUES AND MICHELLE ARCHIARDI** - Required One Year Review of an approved Special Use Permit (U-0025-96) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the west side of Rancho Drive, approximately 250 feet south of Alexander Road (APN 138-02-803-001), C-2 (General Commercial) Zone, Ward 6 (Ross).

**IF APPROVED: C.C.: 06/07/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for RQR-6148 and RQR-1689

**MOTION:**

**TRUESDELL – APPROVED** subject to conditions Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352] – **UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 4 – RQR-12064

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

PATRICIA MAHAN, 6116 Rodman Ridge Court, and FRANK L. ANDERSON, 6224 Muirland's Court, requested Item 6 [SUP-12170] and Item 7 [SDR-12171] be brought forward for discussion.

COMMISSIONER DAVENPORT requested clarification of the conditions of Item 13 [SDR-12352] related to wheel stops. GARY LEOBOLD, Planning and Development Department, explained that wheel stops are only required when there is pedestrian movement.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

(6:16 – 6:22)

**1-409**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign shall be removed upon the commencement of any new development on this site.
3. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 4 – RQR-12064

**CONDITIONS – Continued:**

5. All City Code requirements and design standards of all City Departments shall be satisfied.
6. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.



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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**RQR-12065 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: WMCV 1 ASSOCIATES, LLC** - Required One Year Review of an approved One Year Required Review (RQR-6003) WHICH ALLOWED AN EXISTING 80-FOOT TALL 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property bounded by U.S. 95, I-15 and Grand Central Parkway (APN 139-33-511-004), PD (Planned Development) Zone, Ward 5 (Weekly).

**IF APPROVED: C.C.: 06/07/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for RQR-6003 and RQR-1974

**MOTION:**

**TRUESDELL – APPROVED** subject to conditions Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352] – UNANIMOUS

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 5 – RQR-12065

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

PATRICIA MAHAN, 6116 Rodman Ridge Court, and FRANK L. ANDERSON, 6224 Muirland's Court, requested Item 6 [SUP-12170] and Item 7 [SDR-12171] be brought forward for discussion.

COMMISSIONER DAVENPORT requested clarification of the conditions of Item 13 [SDR-12352] related to wheel stops. GARY LEOBOLD, Planning and Development Department, explained that wheel stops are only required when there is pedestrian movement.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

(6:16 – 6:22)

**1-409**

**CONDITIONS:**

Planning and Development

1. The illegal embellishment shall be removed within 10 days of final approval.
2. The Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
3. The Off-Premise Advertising (Billboard) Sign shall be removed upon the commencement of any new development on this site.
4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 5 – RQR-12065

**CONDITIONS – Continued:**

5. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
6. All City Code requirements and design standards of all City Departments shall be satisfied.
7. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-12170 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:**  
**NEVADA POWER COMPANY** - Request for a Special Use Permit FOR A PROPOSED ELECTRIC SUBSTATION at the southwest corner of the Monte Cristo Way and Regena Avenue alignments (APN 125-27-101-026), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

**C.C.:** 06/07/06

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**STEINMAN – APPROVED subject to conditions – Motion carried with DUNNAM voting NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 6 [SUP-12170] and Item 7 [SDR-12171].

GARY LEOBOLD, Planning and Development Department, explained that the location of the substation was approved through GPA-0035-99 (1) as part of Map 11 of the Centennial Hills Sector Plan. Nevada Power is now beginning the permit process for construction of the substation but this application only pertains to the substation as the power lines are a conditional use. MR. LEOBOLD indicated that in regard to the site review, a waiver is requested to allow a 14-foot high wall where 8 feet is the maximum. Allowing such height would screen the majority of the equipment associated with the substation. The proposal conforms to the Centennial Hills Sector

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 6 – SUP-12170

**MINUTES – Continued:**

Plan and excessive perimeter landscaping would be provided. MR. LEOBOLD recommended approval of both applications.

DEPUTY CITY ATTORNEY JAMES LEWIS stated that the location of the power lines is not something the Commissioners may discuss or consider since it has already been approved.

MICHELLE BALTZ, Nevada Power, 6226 West Sahara Avenue, confirmed that the substation was approved through the General Master Plan in 2000. Because the substation is located within a commercial development and adjacent to the 215 Beltway, she proposed enhanced landscaping to reduce visual impact. MS. BALTZ noted there has been concern regarding the transmission line. Although the neighbors are being serviced by another substation, it is currently reaching its full capacity quickly because of explosive growth in the area. The proposed substation has been advanced in order to accommodate the area. She respectfully requested approval.

FRANK L. ANDERSON, 6224 Muirlands Court, pointed out that decisions of this process began in 1996. He stated that the initial location of the power lines and substations were to be located off Tropical Parkway between Jones Boulevard and Tenaya Way. He requested the Commissioners consider the present community before the location is decided upon, as the community has changed since the initiation of these issues.

PATRICIA MAHAN, 6216 Rodman Ridge Court, appeared on behalf of the homeowner's association and a nearby school association and requested Nevada Power to consider a location further northwest. Since this process began, the community has grown and therefore should not be subjected to house a substation that will service another community. MS. MAHAN complained that the proposed location of the substation would be located within a mile of an elementary school. She stated that a location further northwest would better accommodate the substation since development is continuing to grow in that area.

MS. BALTZ reiterated that the substation is part of the Electrical Master Plan, which is a public document in the Centennial Hills Sector Plan. The request is in conformance and she requested approval.

COMMISSIONER TRUESDELL stated that the site plan is a vital part of the application that proves to be away from the streets and is buffered by the 215 Beltway.

COMMISSIONER STEINMAN requested clarification about the proposed substation being utilized as a backup facility. MS. BALTZ indicated that this substation is part of the regular grid and is necessary since the current substation is quickly reaching full capacity. He questioned

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 6 – SUP-12170

**MINUTES – Continued:**

how much equipment would be visible beyond the wall and MS.BALTZ depicted an elevation which revealed that nearly a foot of equipment would be visible from the nearby shopping center.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 6 [SUP-12170] and Item 7 [SDR-12171].

(6:22 – 6:36)

**1-623**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-12171) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12171 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12170 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY -**  
Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC SUBSTATION AND A WAIVER TO ALLOW A 14-FOOT TALL WALL WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED at the southwest corner of the Monte Cristo Way and Regena Avenue alignments (APN 125-27-101-026), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**STEINMAN – APPROVED** subject to conditions – Motion carried with **DUNNAM** voting **NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE:** See Item 6 [SUP-12170] for all related discussion.

(6:22 – 6:36)

**1-623**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 7 – SDR-12171

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-12170) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/16/06, except as amended by conditions herein.
4. A Waiver from Title 19.08.050(D)(3) is hereby approved, to allow 14-foot decorative block wall where 8 feet is the maximum wall height allowed.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-12277 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAVIER G. BARAJAS** - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 5300 West Charleston Boulevard (APNs 138-36-803-015 and 016), C-1 (Limited Commercial) Zone and R-1 (Single-Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**IF APPROVED: C.C.: 06/07/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESDELL – APPROVED** subject to conditions Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352] – **UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 8 – SUP-12277

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

PATRICIA MAHAN, 6116 Rodman Ridge Court, and FRANK L. ANDERSON, 6224 Muirland's Court, requested Item 6 [SUP-12170] and Item 7 [SDR-12171] be brought forward for discussion.

COMMISSIONER DAVENPORT requested clarification of the conditions of Item 13 [SDR-12352] related to wheel stops. GARY LEOBOLD, Planning and Development Department, explained that wheel stops are only required when there is pedestrian movement.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

(6:16 – 6:22)

**1-409**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Secondhand Dealer use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The parking lot shall be re-stripped to meet the minimum standards for handicap parking spaces. The number of spaces shall not be reduced below the minimum demand for the existing uses.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-12348 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMSA INVESTMENTS, LLC - OWNER: BIOTRON I, L.L.C.** - Request for a Special Use Permit FOR A PROPOSED PUB, BAR & LOUNGE IN CONJUNCTION WITH AN EXISTING RESTAURANT at 8427 West Lake Mead Boulevard (APN 138-20-614-004), P-C (Planned Community) Zone, Ward 4 (Brown).

**IF APPROVED: C.C.: 06/07/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESEDELL – APPROVED** subject to conditions Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352] – **UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 9 – SUP-12348

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

PATRICIA MAHAN, 6116 Rodman Ridge Court, and FRANK L. ANDERSON, 6224 Muirland's Court, requested Item 6 [SUP-12170] and Item 7 [SDR-12171] be brought forward for discussion.

COMMISSIONER DAVENPORT requested clarification of the conditions of Item 13 [SDR-12352] related to wheel stops. GARY LEOBOLD, Planning and Development Department, explained that wheel stops are only required when there is pedestrian movement.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

(6:16 – 6:22)

**1-409**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under the Summerlin Development Standards for a Pub/ Bar use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12213 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LLC -**  
 Request for a Major Amendment to an approved Site Development Plan Review (SDR-10131) TO ADD AN ADDITIONAL STORY AND 191 ADDITIONAL PARKING SPACES TO PARKING DECK "A" AND THE WAIVER OF PARKWAY CENTER DEVELOPMENT STANDARD 3.1.4 PARKING DIRECTLY ADJACENT TO BUILDINGS IS PROHIBITED on 34.53 acres adjacent to the west side of Grand Central Parkway, approximately 600 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESEL – APPROVED** subject to conditions Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352] – **UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 10 – SDR-12213

**MINUTES – Continued:**

time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

PATRICIA MAHAN, 6116 Rodman Ridge Court, and FRANK L. ANDERSON, 6224 Muirland's Court, requested Item 6 [SUP-12170] and Item 7 [SDR-12171] be brought forward for discussion.

COMMISSIONER DAVENPORT requested clarification of the conditions of Item 13 [SDR-12352] related to wheel stops. GARY LEOBOLD, Planning and Development Department, explained that wheel stops are only required when there is pedestrian movement.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

(6:16 – 6:22)

**1-409**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
2. The south parking structure shall be in conformance with the site plan and building elevations, date stamped 03/31/06, except as amended by conditions herein.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
5. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 10 – SDR-12213

**CONDITIONS – Continued:**

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. Approval of Waiver of the Parkway Center Development Standard 3.1.4. that prohibits parking directly adjacent to a building for 13 handicapped parking spaces on the Westside of the proposed garage.
8. All City code requirements and design standards of all City departments must be satisfied.

Public Works

9. Site development to comply with all applicable conditions of approval for SDR-10131 and all other applicable site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12325 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: THE SALVATION ARMY** - Request for a Site Development Plan Review FOR A PROPOSED 78-UNIT APARTMENT COMPLEX on 3.16 acres adjacent to the south side of Owens Avenue, approximately 660 feet west of Main Street (APN 139-27-502-018), C-V (Civic) Zone, Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED** subject to conditions Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352] – **UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 11 – SDR-12325

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

PATRICIA MAHAN, 6116 Rodman Ridge Court, and FRANK L. ANDERSON, 6224 Muirland's Court, requested Item 6 [SUP-12170] and Item 7 [SDR-12171] be brought forward for discussion.

COMMISSIONER DAVENPORT requested clarification of the conditions of Item 13 [SDR-12352] related to wheel stops. GARY LEOBOLD, Planning and Development Department, explained that wheel stops are only required when there is pedestrian movement.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

(6:16 – 6:22)

**1-409**

**CONDITIONS:**

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 3/23/06 and building elevations and floor plans, date stamped 03/14/06, except as amended by conditions herein.
3. The minimum distance between buildings shall be 20 feet.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 11 – SDR-12325

**CONDITIONS – Continued:**

- the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect additional fenestration to the side elevations to be more consistent with the architectural elements of the front elevations, subject to review and approval by the Planning and Development Department.
  7. Air conditioning units shall not be mounted on rooftops.
  8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
  9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
  10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
  11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
  12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
- Public Works
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 11 – SDR-12325

**CONDITIONS – Continued:**

14. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-12344 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -**  
**APPLICANT: RITTER CHARITABLE TRUST - OWNER: COUNTY OF CLARK -**  
 Request for a Site Development Plan Review FOR AN ADDITIONAL PROPOSED 5,000  
 SQUARE-FOOT BUILDING TO AN EXISTING HALFWAY HOUSE FACILITY on 1.1 acres  
 at 521 North Mojave Road (APN 139-36-501-005), C-V (Civic) Zone, Ward 3 (Reese).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Revised justification letter

**MOTION:**

**TRUEDELL – APPROVED subject to conditions Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352] – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 12 – SDR-12344

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

PATRICIA MAHAN, 6116 Rodman Ridge Court, and FRANK L. ANDERSON, 6224 Muirland's Court, requested Item 6 [SUP-12170] and Item 7 [SDR-12171] be brought forward for discussion.

COMMISSIONER DAVENPORT requested clarification of the conditions of Item 13 [SDR-12352] related to wheel stops. GARY LEOBOLD, Planning and Development Department, explained that wheel stops are only required when there is pedestrian movement.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

(6:16 – 6:22)

**1-409**

**CONDITIONS:**

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscaping plan date stamped 04/10/06, floor plan and building elevations, date stamped 03/14/06, except as amended by conditions herein.
3. The applicant shall construct a new trash enclosure with gates for the existing trash bin located in the center of the subject site, subject to review and approval by the Planning Department.
4. The landscaping located on the entire property shall be maintained and trimmed at all times.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 12 – SDR-12344

**CONDITIONS – Continued:**

system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: include nine (9) additional 24-inch box Palo Verde trees and 18 bushes along the perimeter of the west side of the subject site, subject to review and approval by the Planning Department.

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 12 – SDR-12344

**CONDITIONS – Continued:**

14. The proposed entry gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate as required by the Department of Public Works. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
15. The proposed fencing and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Only the lower 2 feet may be solid within the sight zones. The Traffic Engineer shall have final approval of the proposed fence and access gate location to ensure that sight visibility requirements are adequately met.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12352 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ERIC AND JORGE PALACIOS - OWNER: PICO FAMILY TRUST, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 4,545 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.10 acres at the southwest corner of Eastern Avenue and St. Louis Avenue (APNs 162-02-811-185, 186, 187, 188, 221, 222 and 223), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED subject to conditions Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352] – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 13 – SDR-12352

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

PATRICIA MAHAN, 6116 Rodman Ridge Court, and FRANK L. ANDERSON, 6224 Muirland's Court, requested Item 6 [SUP-12170] and Item 7 [SDR-12171] be brought forward for discussion.

COMMISSIONER DAVENPORT requested clarification of the conditions of Item 13 [SDR-12352] related to wheel stops. GARY LEOBOLD, Planning and Development Department, explained that wheel stops are only required when there is pedestrian movement.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 4 [RQR-12064], Item 5 [RQR-12065], Item 8 [SUP-12277], Item 9 [SUP-12348], Item 10 [SDR-12213], Item 11 [SDR-12325], Item 12 [SDR-12344] and Item 13 [SDR-12352].

(6:16 – 6:22)

**1-409**

**CONDITIONS:**

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 03/28/06, except as amended by conditions herein.
3. A Waiver from Title 19.12.040.A is hereby approved, to allow a reduction in required perimeter buffer width along the north, west and south property lines of proposed Lot 2.
4. An Exception from Title 19.08.050.E(2c) is hereby approved, to allow the sidewalk west of the proposed building to be four feet wide where seven feet with no wheel stops is required.
5. An Exception from Title 19.08.050.E(4b) is hereby approved, to allow the trash enclosure abutting the property to the south to be screened by a 30-inch wrought iron fence where full screening is required, and to allow no roof where a roof or trellis structure is required.
6. An Exception from Title 19.10.010.J(11) is hereby approved, to allow no landscape islands within the parking lot where four is the minimum number of islands required.

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 13 – SDR-12352

**CONDITIONS – Continued:**

7. The Parcel Map (PMP-10995) to be recorded prior to the issuance of permits for this site shall include a Joint Access and Shared Parking Agreement to the satisfaction of the City of Las Vegas that will allow for compliance with the parking requirements for each new parcel.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. A handicap-accessible walkway shall be provided from the public sidewalk on Eastern Avenue to the principal customer entrance. Wheel stops shall be provided adjacent to the sidewalk along the west side of the building.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: additional 24-inch box trees shall be planted within the north, west and south landscape buffers at spaced intervals not to exceed 20 feet on center along Stockton Avenue and 30 feet on center along the north and south sides of proposed Lot 2; and a minimum of four five-gallon shrubs shall be provided per tree within all perimeter buffer areas.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 13 – SDR-12352

**CONDITIONS – Continued:**

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Map PMP-10995 shall record prior to the issuance of any permits or the approval of any drawings for this site.
18. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
19. Provide a copy of a recorded Joint Access Agreement between the parcels providing cross access for the overall site prior to the issuance of any permits.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - GPA-10841 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: O (OFFICE) on 5.17 acres of a 10.58-acre parcel at 2200 West Mesquite Avenue (a portion of APN 139-29-801-005), Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to July 27, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Protest letters from P. Welsh and Beverly D. Hertig

**MOTION:**

**TRUESDELL** – Motion to **HOLD IN ABEYANCE** Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; **TABLE** Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; **WITHDRAW WITHOUT PREJUDICE** Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 14 – GPA-10841

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that the applicant of Item 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] requested the items be held to the 7/27/2006 Planning Commission Meeting to allow more time to meet with area residents. He stated that because of the length of time he would suggest that the application be renoticed to the public. CHAIRMAN TROWBRIDGE noted that these applications originally appeared at the 1/26/2006 Planning Commission Meeting and agreed that the length of time since origination is great and therefore recommended the items be tabled. MR. LEOBOLD agreed.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - ZON-10838 - REZONING RELATED TO GPA-10841 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE - Request for a Rezoning FROM: C-V (CIVIC) TO: O (OFFICE) on 5.17 acres of a 10.58 acre parcel at 2200 West Mesquite Avenue (a portion of APN 139-29-801-005), Ward 5 (Weekly).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>3</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to July 27, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Protest letters from P. Welsh and Beverly D. Hertig

**MOTION:**

**TRUESEDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 15 – ZON-10838

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that the applicant of Item 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] requested the items be held to the 7/27/2006 Planning Commission Meeting to allow more time to meet with area residents. He stated that because of the length of time he would suggest that the application be renoticed to the public. CHAIRMAN TROWBRIDGE noted that these applications originally appeared at the 1/26/2006 Planning Commission Meeting and agreed that the length of time since origination is great and therefore recommended the items be tabled. MR. LEOBOLD agreed.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - VAR-10840 - VARIANCE RELATED TO GPA-10841 AND ZON-10838 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 122 FEET WHERE 192 FEET IS THE MINIMUM SETBACK REQUIRED on 10.58 acres at 2200 West Mesquite Avenue (APN 139-29-801-005), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office) Zone and C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).

NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED FOUR-STORY BUILDING OF 127 FEET WHERE 192 FEET IS THE MINIMUM SETBACK REQUIRED AND A RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED THREE-STORY BUILDING OF 96 FEET WHERE 162 FEET IS THE MINIMUM SETBACK REQUIRED

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**3**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to July 27, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Protest letters from P. Welsh and Beverly D. Hertig

**MOTION:**

**TRUESDELL** – Motion to **HOLD IN ABEYANCE** Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 16 – VAR-10840

**MOTION – Continued:**

[SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that the applicant of Item 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] requested the items be held to the 7/27/2006 Planning Commission Meeting to allow more time to meet with area residents. He stated that because of the length of time he would suggest that the application be renoticed to the public. CHAIRMAN TROWBRIDGE noted that these applications originally appeared at the 1/26/2006 Planning Commission Meeting and agreed that the length of time since origination is great and therefore recommended the items be tabled. MR. LEOBOLD agreed.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SDR-10836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10841, ZON-10838, AND VAR-10840 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE -** Request for a Site Development Plan Review FOR A PROPOSED OFFICE COMPLEX AND WAIVERS TO ALLOW A BUILDING HEIGHT OF FOUR STORIES WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE EIGHT FEET IS THE MINIMUM WIDTH REQUIRED on 10.58 acres at 2200 West Mesquite Avenue (APN 139-29-801-005), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office) Zone and C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to July 27, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Protest letters from P. Welsh and Beverly D. Hertig

**MOTION:**

**TRUESDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 17 – SDR-10836

**MOTION – Continued:**

[GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that the applicant of Item 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] requested the items be held to the 7/27/2006 Planning Commission Meeting to allow more time to meet with area residents. He stated that because of the length of time he would suggest that the application be renoticed to the public. CHAIRMAN TROWBRIDGE noted that these applications originally appeared at the 1/26/2006 Planning Commission Meeting and agreed that the length of time since origination is great and therefore recommended the items be tabled. MR. LEOBOLD agreed.

(6:03 – 6:15)

1-80

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - GPA-9127 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, ET AL -** Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: RE (RURAL ESTATES) TO: L (LOW DENSITY RESIDENTIAL) on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-304-005, 006, 007; 125-26-401-001 and 002), Ward 6 (Ross).

**NOTE: THE APPLICATION IS BEING AMENDED TO CHANGE THE REQUESTED LAND USE DESIGNATION TO R (RURAL DENSITY RESIDENTIAL) AND TO ADD TWO PARCELS (APNs 125-26-304-008 AND 125-26-401-003) CURRENTLY DESIGNATED RNP (RURAL NEIGHBORHOOD PRESERVATION) TO THE REQUEST.**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**3**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Verbatim Transcript

**MOTION:**

**EVANS – DENIED – Motion carried with TRUESEDELL and STEINMAN voting NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE:** Subsequent to the Final Minutes, a Verbatim Transcript was incorporated.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 18 – GPA-9127

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 18 [GPA-9127], Item 19 [ZON-11678], Item 20 [VAR-11679] and Item 21 [SDR-11680].

GARY LEOBOLD, Planning and Development Department, noted that the Agenda Summary Page of the Commissioners' agenda should read the City Council date of 6/07/2006.

MR. LEOBOLD stated that these items were scheduled to be heard several times before for different reasons. He pointed out that this proposal is contrary to the Interlocal Agreement between the County and the City. Both the County and City agreed to a plan that limits density in such Rural Neighborhood Preservation (RNP) areas to a maximum density of two units per acre, and the City further agreed not to annex such areas. To honor the agreement, the east half of the property cannot have more than 11 lots and densities cannot be blended to average two units per acre. MR. LEOBOLD stated that approving this request could set a precedent of allowing non-conforming development to exist in RNP areas.

MR. LEOBOLD referenced the site plan to confirm that only a quarter of the site would be allowed to develop at the appropriate density. He pointed out that the development to the north of the subject property was annexed into the City after the County allowed non-conforming zone changes to take place. He urged the Commissioners not to use that development as an example of what is suggested for the overall area. MR. LEOBOLD recommended denial of all the applications.

ATTORNEY TABITHA KEETCH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. ATTORNEY KEETCH stated that while the east portion of the site separated by the Gilbert Road Alignment is part of the Interlocal Agreement, it was approved for 2.49 units per acre in 2003. ATTORNEY KEETCH stated that this proposal would not contravene any commitments of the City to neighbors in the area or the County, and noted that the proposal is consistent with surrounding development. She pointed out the densities in existence that surround the subject property and noted that the proposal decreased from 43 lots to 36 lots totaling 3.08 units per acre. The project would consist of all single story homes that would match the northern lot line while maintaining 2.49 units per acre east of the Gilbert Road Alignment. ATTORNEY KEETCH stated that only 7 of 36 lots are less than 8,000 square feet and considering all justifications, she requested approval.

DAVE CLAPSADDLE, GC Garcia, 1711 Whitney Mesa Drive, Henderson, appeared on behalf of SHERRI HUGHES, 5853 Rebecca Road. MR. CLAPSADDLE concurred with staff's report

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 18 – GPA-9127

**MINUTES – Continued:**

and urged the Commissioners to deny the entire application. He expressed concern about the project's desire to deviate from the Rural Preservation Overlay District because it would allow future development to deviate in that immediate area as well as other areas in the City consisting of such designation.

JOHN RODRIGUEZ, 5841 Rebecca Road, concurred with all opposing comments. He stated that a survey was conducted without a site plan and misinformation was provided. He recommended the project be denied.

ATTORNEY KEETCH acknowledged MR. CLAPSADDLE'S comments but reiterated that surrounding densities prove this project is compatible.

COMMISSIONER STEINMAN requested clarification as to whether a project was previously approved in 2003 at that location for a density of 2.49 units per acre. MR. LEOBOLD explained that an 11-lot subdivision was approved for Residential Planned Development – 2 units per acre (R-PD2), which would have allowed up to 2.49 units but because the underlying general plan designation existed of 2.0 units, the R-PD2 were limited.

COMMISSIONER GOYNES requested MR. LEOBOLD elaborate further about why the project is recommended for denial. MR. LEOBOLD stated that the overall project does not meet Code from a design perspective and while ATTORNEY KEETCH offered to line all properties on the northern portion with existing, abutting homes, those existing homes are part of a nonconforming zone change.

COMMISSIONER EVANS concurred with MR. LEOBOLD'S comments and did not support the project. He pointed out that if this project were approved, it would be the first project to deviate from the Interlocal Agreement.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 18 [GPA-9127], Item 19 [ZON-11678], Item 20 [VAR-11679] and Item 21 [SDR-11680].

(6:36 – 7:00)

**1-1081**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - ZON-11678 - REZONING RELATED TO GPA-9127 - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, LLC**  
 - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-401-001, 002 and 003; and 125-26-304-005, 006, 007 and 008), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	<b>3</b>
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	<b>0</b>
City Council Meeting	

**RECOMMENDATION:**

Staff recommends **DENIAL**

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Letter from Leona Spaanamore

**MOTION:**

**DUNNAM – DENIED – UNANIMOUS**

**To be heard by City Council on 7/07/2006**

**MINUTES:**

NOTE: See Item 18 [GPA-9127] for all related discussion.

(6:36 – 7:00)

**1-1081**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - VAR-11679 - VARIANCE RELATED TO GPA-9127 AND ZON-11678 - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, LLC** - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 28,750 SQUARE FEET OF OPEN SPACE IS THE MINIMUM OPEN SPACE REQUIRED on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-401-001, 002 and 003; 125-26-304-005, 006, 007 and 008), R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Letter from Leona Spaanamore

**MOTION:**

**DUNNAM – DENIED – UNANIMOUS**

**To be heard by City Council on 7/07/2006**

**MINUTES:**

NOTE: See Item 18 [GPA-9127] for all related discussion.

(6:36 – 7:00)

**1-1081**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - SDR-11680 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9127, ZON-11678, AND VAR-11679 - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-401-001, 002 and 003; 125-26-304-005, 006, 007 and 008), R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre) Zone], Ward 6 (Ross).

**NOTE: THIS APPLICATION IS BEING AMENDED FROM A 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT TO A 36-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**3**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Letter from Leona Spaanamore

**MOTION:**

**DUNNAM – DENIED – UNANIMOUS**

**To be heard by City Council on 7/07/2006**

**MINUTES:**

**NOTE:** See Item 18 [GPA-9127] for all related discussion.

(6:36 – 7:00)

**1-1081**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - VAR-11943 - VARIANCE - PUBLIC HEARING - APPLICANT: HYUNJA KANG - OWNER: WATKINS INVESTMENTS, LIMITED PARTNERSHIP -**  
 Request for a Variance TO ALLOW 518 PARKING SPACES WHERE 576 PARKING SPACES IS THE MINIMUM SPACES REQUIRED on 4.24 acres at 4821 West Craig Road (APN 138-01-712-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	1
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Letter from Jeff Susa, Managing Member
6. Protest letter from Marion Meyers

**MOTION:**

**DUNNAM – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 22 [VAR-11943] and Item 23 [SUP-11589].

MARIO SUAREZ, Deputy Director of Planning and Development, reported that the proposal entails a Variance that is a ten percent deficiency from the required. He recommended denial as the hardship is self-imposed. The applicant is also requesting a Special Use Permit for a swap meet and provided a plan for over 60 lease spaces. MR. SUAREZ referenced a condition that would limit the amount of vendors to 50 tenants and another that would require existing trash

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 22 – VAR-11943

**MINUTES – Continued:**

enclosures to be repaired and maintained. He recommended denial since parking requirements could not be met and the swap meet is incompatible with the area.

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant with consultant RICHARD MORENO. ATTORNEY BROWN explained that the applicant is proposing a discount mall off the southwest corner of Craig Road and Decatur Boulevard but stated there would not be any trading, exchanging or bartering. He acknowledged that a parking variance is needed, but if it were considered General Retail instead of a swap meet, a parking variance would not be required. ATTORNEY BROWN stated he could not agree to the condition requiring only 50 vendors and if parking is the issue, he would agree to lease less space. While there is also concern about signage on the property, ATTORNEY BROWN confirmed that the permanent sign will meet code and maintain a professional appearance.

MARK EDGEL, 5645 West Alexander, President of NARA, stated that he entered into negotiations to encourage the applicant to reduce the amount of leased space to help the parking deficiency. MR. EDGEL expressed difficulty in understanding how the parking issue could be resolved by promising to lease to less vendors but constructing the same size building. He noted concern for the type of businesses that normally occupy swap meets. ATTORNEY BROWN assured the Commissioners that there would not be any businesses permitted to sell anything illegal.

COMMISSIONER DUNNAM stated he frequents this shopping center and can confirm that it is in need of a revised project. Although he normally does not support any projects that have a parking variance, he supported the project in hopes to revitalize the area.

COMMISSIONER TRUESDELL stated he would support the project because the existing center is in need of business. He noted that many shopping centers that have underlying restrictions prevent smaller thriving grocery-type stores to occupy centers. He stated that this project would benefit the community.

COMMISSIONER DAVENPORT requested clarification if the Commissioners wished to impose the condition limiting the amount of vendors at the site. CHAIRMAN TROWBRIDGE clarified that although staff suggested restricting the project to 50 vendors, ATTORNEY BROWN requested 63 vendors and would agree to a one-year review. COMMISSIONER DUNNAM agreed to allow 63 vendors but suggested a Master Sign for the project.

MARGO WHEELER, Director of Planning and Development, stated that the Commissioners have the option to review their sign plan but a Master Sign Plan is normally required for a multi-

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 22 – VAR-11943

**MINUTES – Continued:**

tenant center rather than a multi-tenant structure. In sum, MS. WHEELER suggested requesting a Sign Plan for this use by way of a condition on the site plan.

MR. MORENO requested an allowance of 75 vendors with a stipulation that if parking becomes a problem they would close part of the property, but COMMISSIONER DUNNAM did not honor that request. COMMISSIONER STEINMAN questioned how such a privilege would be enforced and MS. WHEELER confirmed that the City would periodically visit the facility to ensure compliance. MS. WHEELER explained that the site plan associated with these applications has been analyzed revealing a 63-unit proposal and is available to the public.

COMMISSIONER TRUESDELL suggested restricting advertising, delivery and storage vehicles from utilizing the parking lot and COMMISSIONER DUNNAM agreed.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 22 [VAR-11943] and Item 23 [SUP-11589].

(7:00 – 7:15)

**1-2025**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-11589).
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SUP-11589 - SPECIAL USE PERMIT RELATED TO VAR-11943 - PUBLIC HEARING - APPLICANT: HYUNJA KANG - OWNER: WATKINS INVESTMENTS, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED SWAP MEET at 4821 West Craig Road (APN 138-01-712-006 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Letter from Jeff Susan, Managing Member
6. Protest letter from Marion Meyers

**MOTION:**

**DUNNAM – APPROVED** subject to conditions and amending Condition 5 as read for the record as follows:

- 5. There shall be a maximum of 63 vendors permitted at this location. Any expansion of the number of vendors will require a Review of Condition.**

**And adding the following:**

- **The applicant shall bring a signage plan for the building to the Planning Commission for review and approval.**
- **There shall be no vehicles used for deliveries, storage or advertising related to the proposed use parked on the site, other than for the immediate pick up or delivery of materials and goods.**

**– UNANIMOUS**

**To be heard by City Council on 06/07/2006**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 23 – SUP-11589

**MINUTES:**

NOTE: See Item 22 [VAR-11943] for all related discussion.

(7:00 – 7:15)

**1-202**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Swap Meet use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-11943).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. The hours of operation shall be limited to 10:00 a.m. to 7:00 p.m.
5. There shall be a maximum of 50 vendors permitted at this location. Any expansion of the number of vendors will require a Review of Condition.
6. The site shall be kept free of graffiti, trash, and any other unsightly materials.
7. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-12081 - VARIANCE - RENOTIFICATION - PUBLIC HEARING - APPLICANT/OWNER: JONATHAN RAY** – Request for a Variance TO ALLOW A PROPOSED EIGHT FOOT TALL WALL WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.50 acre adjacent to the southeast corner of El Parque Avenue and Cimarron Road (APN 163-04-704-008), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

**NOTE: THIS ITEM IS BEING AMENDED TO NOTE THE APPLICANT/OWNER IS MANUAL HERNANDEZ; THE REQUEST IS TO ALLOW A PROPOSED CARPORT TO BE 14 FEET SIX INCHES FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED ON 0.15 ACRES AT 5517 BROMLEY AVENUE, R-1 (SINGLE FAMILY RESIDENTIAL) ZONE, WARD 2 (WOLFSON).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions – Motion carried with **TRUESDELL** and **STEINMAN** voting **NO**

**This is Final Action**

**MINUTES:**

**CHAIRMAN TROWBRIDGE** declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 24 – VAR-12081

**MINUTES – Continued:**

MARIO SUAREZ, Deputy Director of Planning and Development, stated the proposed Variance is not in compliance with Title 19 and is self created. He recommended denial.

MANUEL HERNANDEZ, appeared to request approval.

COMMISSIONER EVANS verified with MR. HERNANDEZ that his neighbors support the application.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:15 – 7:19)

**1-2666**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SUP-12038 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MULUGETA BOUR - OWNER: COHEN 1969 TRUST - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN AN EXISTING CONVENIENCE STORE at 113 North Fourth Street (APN 139-34-510-028), C-2 (General Commercial) Zone, Ward 5 (Weekly).**

**IF APPROVED: C.C.: 06/07/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – DENIED – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, explained the proposal is for a beer and wine cooler off-sale establishment that cannot be conducted harmoniously with surrounding land uses. He noted that allowing this request would contribute to over saturation since its location is within 500 feet of six taverns. He recommended denial.

MULUGETA BOUR, 113 North Fourth Street, stated he has occupied the building since 1999 and requested approval.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 25 – SUP-12038

**MINUTES – Continued:**

At the request of COMMISSIONER STEINMAN, MR. BOUR confirmed that alcohol is not currently served at the subject property but he does own another property that is permitted to serve alcohol. MR. BOUR stated that he has never had problems with Metro at his other place of business.

COMMISSIONER EVANS queried where MR. BOUR'S second place of business is located and MR. BOUR confirmed his address to be 1616 South Las Vegas Boulevard. MR. BOUR stated that the business is located at Las Vegas Boulevard and Oakey Boulevard and has been the owner since March 2003. COMMISSIONER EVANS requested clarification if MR. BOUR had his license revoked at that location, but MR. BOUR indicated that he was not the owner at the time the license was revoked at the other location.

MR. BOUR confirmed for COMMISSIONER DAVENPORT that he has not had any serious concerns from Metro.

While COMMISSIONER GOYNES acknowledged the applicant's testimony of his other business, he concurred with staff's report of an over saturation issue of like business in the vicinity. He did not support the request.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:19 – 7:26)

**1-2870**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - SDR-12071 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: 1300 SOUTH, LLC - OWNER: MYTHIC MANAGEMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 34-STORY MIXED USE DEVELOPMENT CONTAINING 275 RESIDENTIAL UNITS AND 8,294 SQUARE FEET OF COMMERCIAL AREA WITH A WAIVER OF THE STEPBACK REQUIREMENT on 0.48 acre at 1300, 1306 and 1310 South Casino Center Boulevard (APNs 162-03-110-135, 136 and 061), R-4 (High Density Residential) Zone and C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

**NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 34-STORIES TO 43-STORIES**

**C.C.: 05/17/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>9</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED subject to conditions – Motion carried with DUNNAM voting NO and TRUESDELL abstaining because he owns property within the notice area**

**To be heard by City Council on 05/17/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, reported that this application was renotified in order to reflect the correct height of the proposed project of 43 stories. He

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 26 – SDR-12071

**MINUTES – Continued:**

recommended approval of the project.

GREG BORGEL, 300 South Fourth Street, expressed appreciation for staff's recommendation of approval and reiterated that the renotification was needed as a result of a clerical error. MR. BORGEL noted that the zone change for the project received approval, he agreed to all conditions and requested approval.

CHRIS CHRISTOFF, Ward 1 resident, stated that the Centennial Plan has been affected by high-rise and office development in the Downtown area. He noted that taxpayers' money is utilized to make improvements but it is not used towards helping businesses maintain the community. MR. CHRISTOFF raised concern for lack of development in blighted areas.

LISA HUNT, 2600 Pinto Lane, was raised in Ward 1 and is currently raising a family of her own and supports her husband's law firm in Ward 1. She considered her community a historic neighborhood that has become an elusive commodity that needs to be preserved. She asked that this proposal be heavily considered.

DICK DIERTY, 260 Hilton Head Court, President of Arts District Neighborhood Association, expressed disappointment for the lack of notification provided. He requested an opportunity to allow the community to meet with the proposed developers because many present worked hard over the past eight years to develop the area.

JEFF GRINLEY, 3167 Key Largo Drive, concurred with the idea to coordinate a general meeting with the public. The Arts District offers diversity to this area and has promoted awareness. While he is not against development, he expressed desire to participate in the decision of how the land is utilized.

DAMION DRAKE, 1324 Sweeney, supported First Friday and the Arts District and stated that allowing this development would diminish the integrity of what Downtown has become. It is important to keep what has been established and he encouraged the Commissioners consider the efforts of the community before such a large development.

RICHARD WILLIAMS, 501 North Lamb, appeared on behalf of the Carpenter's Union 19771780. MR. WILLIAMS supported the project and perpetual growth of the City. He stated that limiting growth by denying this application would prevent future developers from investing in Las Vegas.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 26 – SDR-12071

**MINUTES – Continued:**

DRE, 1300 South Casino Center, Advisory Committee Member of First Friday. He referenced the beginning stages of the Arts District, which now flourishes with community involvement and other artists. He suggested that the City purchase the property to build a community art center since the area seeking to be developed has become a commodity.

COMMISSIONER EVANS clarified that the item has nothing to do with the Arts District nor the vision of that culture Downtown; it is merely a site plan to determine whether the building is appropriate or not. CHAIRMAN TROWBRIDGE suggested that a spokesperson be selected to address the Commissioners with new information pertaining to the site plan.

SIDNEY WATHE, 1300 South Casino Center stated that the proposed building would not serve the existing community well because it would overwhelm the area with too many people. He declared that the proposed size of building should be developed elsewhere.

DANA GREENWALD, 4580 East Flamingo, stated that she is a member of Blank Canvas but works in construction. MS. GREENWALD stated that many construction projects have stopped because of the shortage of skilled workers. She encourages development but does not support this project because of the location.

MS. CHRISTINE, 1300 Casino Center, encourages live/work communities and is happy with the many artists that have flourished to this area.

BOB HELMER, 8380 Las Lagunas Lane, stated that he does not reside in the Arts District and initially opposed the idea of having an Arts District downtown. He confirmed that since the Arts District establishment it has grown into a success but nonetheless he supports the project.

ROBERT REALFIT, 300 West Sahara, stated that he is an owner, investor and 40-year resident. Downtown is in dire need of redevelopment and the project does conform with Downtown's plan and therefore supported the project.

MICHAEL CROUS, 801 Las Vegas Boulevard, stated that the location of the proposed project is what endangers the concept of First Friday and the Arts District. MR. CROUS stated that approval would encourage additional development that would impinge the Arts District until it no longer exists. He supports redevelopment of Downtown but is opposed to the proposed project at this location.

THOMAS PRADO, 9220 Golden Eagle Drive, acknowledged that the City has established tremendous Downtown redevelopment efforts. Those choosing to develop Las Vegas are to be commended instead of restricted. He supported the project.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 26 – SDR-12071

**MINUTES – Continued:**

JAMES DOUGLAS CASEN, 1541 Harmon, stated that the existing artist community should not be disturbed. He stressed the many different lots available Downtown that could better house a project of this magnitude. MR. CASEN stated that this project would destroy the integrity of the Arts District and he opposed the item.

MARK ZILLMAN, 1551 Commerce Street, stated that all the efforts extended to establish the Arts District is in danger because of the proposal. The location of the proposal would lessen the chances of the Arts District expanding. He opposed the development at the proposed location.

JOHN BARNHART, 9301 Gilcrease Avenue, spoke in opposition of the location. He claimed that the City should uphold the idea that was encouraged and has since been successful.

JOSH ADAM, 9712 West Gilmore Avenue, acknowledged the many artists who have contributed to the success of the Arts District and expressed his opposition to the location of the proposal.

MR. BORGEL replied that a high-rise development should not be considered incompatible with the Arts District, and he referenced New York City as an example. MR. BORGEL confirmed that the specific site plan is compatible and consistent with all standards. He stated that the City could have certain restrictions for the area of the Arts District but instead declared the proposed site as a Redevelopment Area. The developer is compliant with the standards set forth by the City for the Redevelopment Area.

COMMISSIONER EVANS stated that he is a strong supporter of the Arts District and First Friday but noted that the success is what has lured further development. It is important for the City to research successful developments of other cities and attempt to attract the same concept. He pointed out that Downtown real estate will soon be very difficult for artists to afford and some of the high rises proposed will ultimately benefit Downtown by creating more space for people to live.

CHAIRMAN TROWBRIDGE noted the City's work to preserve the John S. Park area. He mentioned the City's desire to create a park plan that would link some high rises together and offer more outside green space. This plan would accommodate some arts in the park special events that would be attractive for the existing community.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:26 – 8:05)

**1-3221**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 26 – SDR-12071

**CONDITIONS:**

Planning and Development

1. Rezoning case (ZON-12070) from R-4 (High Density Residential) to C-2 (General Commercial) to allow a Mixed-Use development.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 02/27/06, except as amended by conditions herein.
4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved to allow no stepback where one is required at the 4<sup>th</sup>, 11<sup>th</sup> and 18<sup>th</sup> floors, based on the proposed façade articulation and level of detail of the elevations.
5. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. All mechanical equipment shall be fully screened from street level and surrounding building views.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the downtown Centennial Plan.
10. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as depicted in Graphic 4 of the Downtown Centennial Plan.

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 26 – SDR-12071

**CONDITIONS – Continued:**

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
  12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
  13. A fully operation fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
  14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
  15. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
  16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
  17. All City Code requirements and design standards of all City departments must be satisfied.
- Public Works
18. Landscape and maintain all unimproved rights-of-way, if any, on Colorado Street and Casino Center Boulevard adjacent to this site.
  19. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
  20. Site development to comply with all applicable conditions of approval for ZON-12070 and all other subsequent site-related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**MOD-11027 - MAJOR MODIFICATION RELATED TO ZON-11031 - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES, LLC** - Request for a Major Modification to the Lone Mountain West Master Development Plan TO AMEND SECTIONS 2.3.3, 6.1(a), AND 6.3.1(a) TO ALLOW THREE-STORY BUILDINGS AND ATTACHED SINGLE-FAMILY UNITS IN THE L(LOW DENSITY) SPECIAL LAND USE DESIGNATION, Ward 4 (Brown).

**C.C.:** 06/07/06

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	5
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest from Lois Fretz, Harvey Langer and Peter Militano
6. Submitted after final agenda – Abeyance request from Curran Parry, letter from Kummer Kaempfer Bonner Renshaw & Ferrario, letter from Focus Property Group, protest letter from Samuel A. Fitch, Jr., and protest letter and maps from Neil Henderson

**MOTION:**

**TRUESDELL** – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 27 – MOD-11027

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that pertaining Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255] and Item 32 [SDR-11034], the applicant requested the items be held in abeyance to the 5/25/2006 Planning Commission Meeting as the applicant is meeting with adjacent owners to review the project. MR. LEOBOLD supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-11031 - REZONING - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) MASTER PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [L (LOW DENSITY RESIDENTIAL) SPECIAL LAND USE DESIGNATION] on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway (APN 137-12-301-009), U (Undeveloped) Zone, Ward 4 (Brown).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>5</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Curran Parry, letter from Kummer Kaempfer Bonner Renshaw & Ferrario, letter from Focus Property Group, protest letter from Samuel A. Fitch, Jr., and protest letter and maps from Neil Henderson for Items 27 through 32 filed under Item 27

**MOTION:**

**TRUESDELL** – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 28 – ZON-11031

**MOTION – Continued:**

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

**NOTE:** See Item 27 [MOD-11027] for all related discussion.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**WVR-12368 - WAIVER RELATED TO MOD-11027, ZON-11031, AND VAR-11030 - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES, LLC - Request for a Waiver of Title 18.12.100 TO ALLOW 24-FOOT WIDE PRIVATE STREETS WHERE 37 FEET IS THE MINIMUM REQUIRED on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone] [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>5</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Curran Parry, letter from Kummer Kaempfer Bonner Renshaw & Ferrario, letter from Focus Property Group, protest letter from Samuel A. Fitch, Jr., and protest letter and maps from Neil Henderson for Items 27 through 32 filed under Item 27

**MOTION:**

**TRUEDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 29 – WVR-12368

**MOTION – Continued:**

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

**NOTE:** See Item 27 [MOD-11027] for all related discussion.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11030 - VARIANCE RELATED TO ZON-11031, MOD-11027 AND WVR-12368 - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES LLC** - Request for a Variance TO ALLOW A MAXIMUM BUILDING HEIGHT OF 44 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED ATTACHED SINGLE-FAMILY DEVELOPMENT on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone] [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	5
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Curran Parry, letter from Kummer Kaempfer Bonner Renshaw & Ferrario, letter from Focus Property Group, protest letter from Samuel A. Fitch, Jr., and protest letter and maps from Neil Henderson for Items 27 through 32 filed under Item 27

**MOTION:**

**TRUEDELL** – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 30 – VAR-11030

**MOTION – Continued:**

12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

**NOTE:** See Item 27 [MOD-11027] for all related discussion.

(6:03 – 6:15)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAC-12255 - VACATION RELATED TO MOD-11027, ZON-11031, WVR-12368, AND VAR-11030 - PUBLIC HEARING - APPLICANT: ERIC MILLER ARCHITECTS - OWNER: CABALLOS DE ORO ESTATES, LLC -** Petition to Vacate U.S. Government Patent Easements generally located adjacent to the north side of Buckskin Avenue, approximately 610 feet west of Cliff Shadows Parkway, Ward 4 (Brown).

**SET DATE: 06/21/06**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Curran Parry, letter from Kummer Kaempfer Bonner Renshaw & Ferrario, letter from Focus Property Group, protest letter from Samuel A. Fitch, Jr., and protest letter and maps from Neil Henderson for Items 27 through 32 filed under Item 27

**MOTION:**

**TRUESDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 31 – VAC-12255

**MOTION – Continued:**

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

**NOTE:** See Item 27 [MOD-11027] for all related discussion.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-11034 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-11031, MOD-11027, WVR-12368, VAR-11030 AND VAC-12255 - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 30-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone] [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Curran Parry, letter from Kummer Kaempfer Bonner Renshaw & Ferrario, letter from Focus Property Group, protest letter from Samuel A. Fitch, Jr., and protest letter and maps from Neil Henderson for Items 27 through 32 filed under Item 27

**MOTION:**

**TRUEDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 32 – SDR-11034

**MOTION – Continued:**

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

**NOTE:** See Item 27 [MOD-11027] for all related discussion.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**MOD-12395 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: PULTE HOMES OF NEVADA - OWNER: HOWARD HUGHES CORPORATION** - Request for a Major Modification to the Summerlin Master Plan TO AMEND THE EXISTING LAND USE DESIGNATION FROM: ER (ESTATE RESIDENTIAL) TO: SF-3 (SINGLE FAMILY DETACHED), MF-2 (MEDIUM DENSITY MULTI-FAMILY), COS (COMMUNITY OPEN SPACE) AND COS-1 (DRAINAGE CHANNEL) in Village 26 on 314.36 acres adjacent to the northwest corner of Clark County 215 and Lake Mead Boulevard (a portion of APN 137-14-501-003), P-C (Planned Community) Zone, Ward 4 (Brown).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letter from Jacquelyne Cannon

**MOTION:**

**TRUESDELL – APPROVED** subject to conditions and amending Condition 3 as read for the record as follows:

**3. The developer shall indicate how “developed open space” is to be provided within the open space areas identified in this request, that are primarily mountainside areas, in order to meet the requirement of Section 7 of the Development Agreement to provide a minimum of 330 square feet of developed open space per unit within each respective Village. This information shall be provided to, and approved by, the City Referral Group as part of a submittal package, prior to approval of a Tentative Map for the area.**

**And the following added condition:**

- Approval shall be for a maximum of 1539 units.
- UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 33 – MOD-12395

**MOTION – Continued:**

**NOTE: COMMISSIONER STEINMAN stated that he is President of Sun City Summerlin Community Association and while a small portion of the community is part of the notice area, he does not reside in the notification area and therefore will vote.**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated the applicant is intending to shift the approved land use pattern within Village 26 of the Summerlin Master Plan. While Village 26 is on the west side of the 215 Beltway it is not part of Summerlin West and is part of the original Summerlin Plan. The proposed modification will increase the allowable unit count from 1500 to nearly 3100 units and will change the large-lot character that was previously envisioned. The overall development is for approximately 1539 homes, which is slightly more than what has previously been approved. Employment areas would be replaced with multi-family development. MR. LEOBOLD outlined the conditions of approval and recommended approval.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared with BOB GENZER on behalf of Pulte Homes. ATTORNEY KAEMPFER stated the proposal is a first rate development that is entirely appropriate for the area. The area to be developed consists of 315 acres between Lake Mead Boulevard and Cheyenne Avenue west of the 215 Beltway, and would be an entirely residential development with nearly 1600 homes. All homes would be for sale, would have two gated entrances, and all lighting would be low intensive to be sensitive to the night sky. ATTORNEY KAEMPFER noted that a neighborhood meeting was conducted and the only issue raised was when and if the Lake Mead interchange should open. He stated that one condition of approval indicates that the referral group must be prior to the submittal of the tentative map and he requested that the condition read prior to the approval of the tentative map.

MR. GENZER added that they are working with staff pertaining to Conditions 2 and 3 that require pedestrian access through or around the site. He referenced Condition 3 which allows the developer to continue forward and meet time frames established to develop the site. MR. GENZER noted that because of the size and magnitude of the development, the overall project could be a three-year project.

COMMISSIONER GOYNES questioned if there is any intent to establish trails. MR. GENZER confirmed that trail integrations are part of the issues related to Condition 3. It is the developer's intent to have a trail for their residents leading to the nearby mountain area, but exploration of incorporating a trail from the public street into the development and through to the mountains

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 33 – MOD-12395

**MINUTES – Continued:**

has not been determined. ATTORNEY KAEMPFER noted that steep grade and mountain heights are restricting. MR. GENZER stated that if a trail is incorporated it could be used to satisfy the open space requirement.

COMMISSIONER STEINMAN questioned if the nearby detention basin could be used as athletic fields during the dry season. CHRIS ANDERSON, GC Wallace, 1555 South Rainbow, indicated that while the detention basin is permanent, it is not recommended to be used for athletic fields because of its high flowing design.

At the request of COMMISSIONER TRUESDELL, ATTORNEY KAEMPFER confirmed that the mountain hillside north of the detention basin would remain. MR. ANDERSON further clarified that the interchange at Lake Mead Boulevard is an issue to be dealt with the County and Howard Hughes regarding a pedestrian walkway. COMMISSIONER TRUESDELL expressed concern for traffic accessing the site, and MR. ANDERSON replied that the Traffic Impact Analysis requires the entryways to be properly mitigated.

MARGO WHEELER, Director of Planning and Development, stated that the last sentence in Condition 3 would be amended to reflect approval of a Tentative Map for the area, and an added condition that the development shall be for a maximum of 1539 units. MR. GENZER agreed to all conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:05 – 8:19)

**2-1040**

**CONDITIONS:**

Planning and Development

1. Conformance to all applicable conditions of approval for Zoning Application (Z-0135-93), Director's Business request (DIR-3934), Development Agreement (DA-0002-93), and conformance with the approved Summerlin Development Standards.
2. The Development Plan shall be amended to depict "Major Pedestrian Pathways" through the area as required by Section V of the Development Agreement for Village 26.
3. The developer shall indicate how "developed open space" is to be provided within the open space areas identified in this request, that are primarily mountainside areas, in order to meet the requirement of Section 7 of the Development Agreement to provide a minimum of 330 square feet of developed open space per unit within each respective Village. This

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 33 – MOD-12395

**CONDITIONS – Continued:**

information shall be provided to, and approved by, the City Referral Group as part of a submittal package, prior to submittal of a Tentative Map for the area.

Public Works

4. Coordinate with the Collection System Planning Section of the Department of Public Works to determine the size, location, and depth of the appropriate sewer connection points acceptable to the City Engineer prior to the issuance of any building or grading permits.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
6. A Master Drainage Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**GPA-12271 - GENERAL PLAN AMENDMENT - PUBLIC HEARING – APPLICANT: CITY OF LAS VEGAS - OWNER: BUREAU OF LAND MANAGEMENT** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: L (LOW DENSITY RESIDENTIAL), ML (MEDIUM-LOW DENSITY RESIDENTIAL), MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL), PF (PUBLIC FACILITIES) AND PR-OS (PARKS, RECREATION AND OPEN SPACE) on approximately 160 acres at the northeast corner of Fort Apache Road and Log Cabin Way (APNs 125-05-201-001 and 125-05-101-002), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>3</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to the May 25, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Protests from Nora Lares, E. Coburn and Kathy McKeary

**MOTION:**

**TRUEDELL** – Motion to **HOLD IN ABEYANCE** Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; **TABLE** Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; **WITHDRAW WITHOUT PREJUDICE** Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 34 – GPA-12271

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that the applicant of Item 34 [GPA-12271] requested the item be held to 5/25/2006, and he supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**GPA-12273 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend Map 2 and Map 6 of the Transportation Trails Element of the Las Vegas 2020 Master Plan to delete one Transportation Trail Alignment and revise two other alignments from Transportation Trails to Pedestrian Paths (APN multiple), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED – UNANIMOUS with EVANS not voting**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, stated that this item is for an evaluation of all trails within the Town Center area and requested approval.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:36 – 8:38)

**2-1519**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**GPA-12339 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC** - Request to amend Map Eleven of the Centennial Hills Sector Plan TO ALLOW THE RELOCATION OF AN APPROVED POWER SUBSTATION FROM THE NORTHEAST CORNER OF HUALAPAI WAY AND GRAND TETON DRIVE TO A SITE NORTH AND WEST OF THE APPROVED LOCATION; AND FOR THE ADDITION OF TRANSMISSION LINES RELATED TO THE PROPOSED RELOCATION OF THE EXISTING SUBSTATION (APN 126-12-000-001), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

**MOTION:**

**DAVENPORT – APPROVED** subject to conditions and amending Condition 1 as read for the record as follows:

1. Applicant must coordinate with adjacent developments and City of Las Vegas on locations of proposed roadway intersections and streetlight locations for power pole placement. Sight visibility must be maintained at all intersections. Applicant must design clearance between power lines with proposed street lights, traffic signal luminaries, and traffic signal mast arms as set forth by the National Electrical Safety Code section on clearance requirements for construction and maintenance. Clearances shall be designed without deviation from standards heights as set forth as per CCA USD 301, 302, 303, 304, 305, 306, 307, 404.406, 404.412. Proposed poles centerline offsets must take into account proposed Clark County Standard Drawings 201.1 and 234.1 at an intersections of 100-foot

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 36 – GPA-12339

**MOTION – Continued:**

rights-of-way with 100-foot rights-of-way. Applicant must design proposed pole foundation to avoid conflicts with future traffic signal infrastructure and equipment. Traffic barriers deemed necessary at time of construction or in the future, shall be installed by the applicant upon request by City of Las Vegas. The City Traffic Engineer shall approve the location of proposed power poles and power line height clearances shown on the construction plans.

– UNANIMOUS

To be heard by City Council on 06/07/2006

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, stated that this relocation of the tower station is critical of the Kyle Canyon Project. Therefore, the map must be accurate and reflective of the community's needs. MR. SUAREZ indicated that the application conforms to all adopted plans and policies and he recommended approval.

LIZ BARNET, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She noted the new location of the station and confirmed that it is within the Kyle Canyon Master Plan. She deferred to GINA VENGLASS, Public Works Department, who stated that the second to the last sentence of Condition 1 should be deleted. MS. BARNET agreed to all conditions.

COMMISSIONER TRUESDELL questioned if the relocation would create an aerial realignment of the neighborhoods. MR. SUAREZ confirmed this realignment would not alter any other alignments.

At the request of COMMISSIONER DAVENPORT, MS. BARNET explained that the transmission lanes were to come from Grand Teton Drive into the original site but will now come from Grand Teton Drive north to the new site location.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:38 – 8:42)

**2-1579**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 36 – GPA-12339

**CONDITIONS:**

Public Works

1. Applicant must coordinate with adjacent developments and City of Las Vegas on locations of proposed roadway intersections and streetlight locations for power pole placement. Sight visibility must be maintained at all intersections. Applicant must design clearance between power lines with proposed street lights, traffic signal luminaries, and traffic signal mast arms as set forth by the National Electrical Safety Code section on clearance requirements for construction and maintenance. Clearances shall be designed without deviation from standards heights as set forth as per CCA USD 301, 302, 303, 304, 305, 306, 307, 404.406, 404.412. Proposed poles centerline offsets must take into account proposed Clark County Standard Drawings 201.1 and 234.1 at intersections of 100-foot rights-of-way with 100-foot and 80-foot rights-of-way. Applicant must design proposed pole foundation to avoid conflicts with future traffic signal infrastructure and equipment. Traffic barriers deemed necessary at time of construction or in the future, shall be installed by the applicant upon request by City of Las Vegas. Conflicting powerlines and poles shall be corrected by Nevada Power Company at the direction of the City of Las Vegas Public Works Director within a time frame determined by the City of Las Vegas Public Works Director. The City Traffic Engineer shall approve the location of proposed power poles and power line height clearances shown on the construction plans.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**GPA-12234 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PAY DIRT DEVELOPMENT & INVESTMENT, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 12.9 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard (APNs 125-24-503-001, 002, 004, 008, 009, 011, and 017), Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 37 [GPA-12234], Item 38 [ZON-12235] and Item 39 [SUP-12705].

MARIO SUAREZ, Deputy Director of Planning and Development, stated that the applicant has redesigned the previously denied project to have a minimum of 6500 square foot lots. The development would have access via a private street and all units would be single story. MR. SUAREZ recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 37 – GPA-12234

**MINUTES – Continued:**

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She explained the site is located west of Decatur Boulevard and north of Dorrell Lane. The previous application was for 72 units and is now proposed for 64 units. There is a Special Use Permit associated to allow private roads within the development. She respectfully requested approval.

COMMISSIONER DAVENPORT requested clarification about a condition requiring all single story lots and MR. SUAREZ confirmed there would need to be an added condition requiring a single story development. MS. ALLEN agreed to all conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 37 [GPA-12234], Item 38 [ZON-12235] and Item 39 [SUP-12705].

(8:42 – 8:46)

**2-1739**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-12235 - REZONING RELATED TO GPA-12234 - PUBLIC HEARING - APPLICANT/OWNER: PAY DIRT DEVELOPMENT & INVESTMENT, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 12.9 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard (APNs 125-24-503-001, 002, 004, 008, 009, 011, and 017), Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED** subject to conditions and adding the following condition as read for the record as follows:

- All development on the site shall be single story.
- UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE:** See Item 37 [GPA-12234] for all related discussion.

(8:42 – 8:46)

**2-1739**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 38 – ZON-12235

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-12234) to a L (Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

3. Construct half-street improvements including appropriate transition paving on Donald Road, to match the existing improvements on the north side, and rural improvements on Dorrell Lane adjacent to this site concurrent with development of this site. Rural improvements shall match the existing improvements adjacent to this site to the west. Unless otherwise allowed by the City Engineer, streetlights shall be constructed at all exterior intersections; all other exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Dorrell Lane. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-12705 – SPECIAL USE PERMIT RELATED TO GPA-12234 AND ZON-12235 - PUBLIC HEARING - APPLICANT/OWNER: PAY DIRT DEVELOPMENT & INVESTMENT, LLC** - Request for a Special Use Permit FOR PRIVATE STREETS IN CONJUNCTION WITH A PROPOSED 64-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard (APNs 125-24-503-001, 002, 004, 008, 009, 011, and 017), R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DUNNAM – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 37 [GPA-12234] for all related discussion.

(8:42 – 8:46)

**2-1739**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 39 – SUP-12705

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for the Private Streets use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12235) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Private streets and private drives shall be common lots that are offered as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowner's Association.
6. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-12235 and all other applicable site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-12274 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -**  
**APPLICANT/OWNER: MARISELA CARDONA** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – DENIED – UNANIMOUS**

**NOTE: COMMISSIONER DAVENPORT**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 40 [GPA-12274], Item 41 [ZON-12276] and Item 42 [SDR-12272].

GARY LEOBOLD, Planning and Development Department, explained that the General Plan Amendment would increase the density by up to five times the allowable units and is inappropriate for the area since it primarily consists of large lots. The site is located within a Rural Preservation Overlay District and there is not relevant cause to increase density. He

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 40 – GPA-12274

**MINUTES – Continued:**

recommended denial. MR. LEOBOLD indicated that a neighborhood meeting was held and the community requested that all units be owner occupied with CCNR's to prevent leasing for two years. If approved, the zoning for the land would be changed to Medium Density Residential (R-3) potentially allowing up to 41 units. The location is adjacent to existing single family and land that is master planned for Rural Single Family development, which does not allow for appropriate transition. He outlined conditions of approval but recommended denial of all related applications.

JEFF ROBINS, 3320 Sunrise Avenue, appeared with owner JAVIER CADONA. MR. ROBINS explained that the proposal is for 32 units on 1.62 acres for entry-level condominium units. He noted a request to waive landscaping buffers but he agreed to comply with all conditions associated with perimeter landscaping. MR. ROBINS briefly described the zones of surrounding property and noted that the proposal is compatible. He respectfully requested approval.

DAVE and SYNEY WOOTEN, 829 Clarkway Drive, attended the neighborhood meeting and noted that neighbors expressed concern for perimeter landscaping in addition to the increased density. MS. WOOTEN stated that the density proposed is far too great for the area as surrounding areas consist of residential estates. MS. WOOTEN presented pictures of residents within 100 yards of the subject property describing what the new view would be. MR. WOOTEN acknowledged the modification to construct owner occupied properties but requested the applications be denied.

PATTY JACOBS, 1561 Comstock Drive, stated that at the meeting considerable more landscaping was presented. She expressed concern for a one-story development with appropriate set backs. She requested the applications be denied.

MR. ROBINS assured all concerned constituents that landscaping would meet and exceed expectations of perimeter landscaping in an attempt to shield second story units.

COMMISSIONER GOYNES agreed with concerns that the proposal is not compatible with existing residential development.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 40 [GPA-12274], Item 41 [ZON-12276] and Item 42 [SDR-12272].

(8:46 – 8:59)

**2-1928**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12276 - REZONING RELATED TO GPA-12274 - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), Ward 5 (Weekly).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – DENIED – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 40 [GPA-12274] for all related discussion.

(8:46 – 8:59)

**2-1928**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-12272 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12274 AND ZON-12276 - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA -**  
Request for a Site Development Plan Review FOR A PROPOSED 32-UNIT CONDOMINIUM PROJECT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH STANDARDS on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – DENIED – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 40 [GPA-12274] for all related discussion.  
(8:46 – 8:59)  
**2-1928**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**GPA-12275 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL), L (LOW DENSITY RESIDENTIAL) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 6.93 acres (APNs Multiple), Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESDALL – APPROVED– UNANIMOUS**

**NOTE: COMMISSIONER DAVENPORT** stated that he is within the notification area of property located off of Shadow Lane but because he does not have any interest nor would he benefit financially, he would vote on the item.

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**CHAIRMAN TROWBRIDGE** declared the Public Hearing open.

**MARIO SUAREZ**, Deputy Director of Planning and Development, reported that this request is related to changing existing residential to Professional Office Parking to act as a buffer to separate residential uses from more intense commercial uses. He referenced four maps that address specific properties that would be impacted and recommended approval.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 43 – TMP-12137

**MINUTES – Continued:**

MIKE GANSON, 1100 South Sixth Street, requested a specific address that this application would affect. MARGO WHEELER, Director of Planning and Development, listed properties affected to be on Vegas Drive east of Michael Way, another property on Shadow Lane north of Alta Drive, one property on 15<sup>th</sup> Street and Clark Avenue and a final property on Eastern Avenue at Jansen Avenue. She confirmed these are private properties that do not reside on corresponding Zones according to the General Plan. The City is attempting to change the General Plan in order to comply with the existing zoning. All property owners were notified and a neighborhood meeting was conducted.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:59 – 9:03)

**2-2465**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-12310 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 5.41 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023 and 050), Ward 5 (Weekly).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>51</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter from Toni Taylor
6. Submitted after final agenda – Protest letter from J. Kohout
7. Submitted at meeting – Protest petition with 43 signatures with photographs

**MOTION:**

**GOYNES –ABEYANCE to 6/08/2006 – UNANIMOUS**

**To be heard at the Planning Commission Meeting on 6/08/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 44 [GPA-12310], Item 45 [ZON-12312], Item 46 [VAR-12318] and Item 47 [SDR-12316].

GARY LEOBOLD, Planning and Development Department, explained his recommendation of approval is only for the General Plan Amendment (GPA) and Zoning (ZON) request. He recommended denial of the Site Development Review (SDR) and Variance (VAR) associated

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 44 – GPA-12310

**MINUTES – Continued:**

with the project. MR. LEOBOLD stated that the GPA affects 5.4 acres of the entire 10.5 acre site and since the center of the subject property is already planned as Medium Density Residential (M) this request would bring the entire site into balance, which justifies the recommendation of approval. The Zoning request is consistent with the policies of the Medium Density Residential that is requested; however, MR. LEOBOLD stated that a mezzanine level within the proposed development would constitute a third story that would violate development standards. The plan also depicts that the buildings are too close to the existing single-family buildings to the west of the subject site and could have been designed to conform to zoning code standards. If approved, he noted conditions that would mitigate perimeter buffer standards, parking lot landscaping and perimeter planting standards. MR. LEOBOLD noted that the site would be required to be remapped prior to issuance of permits.

DAVE TURNER, Baughman and Turner, 1210 Hensen Street, appeared on behalf of the owner and applicant. He detailed the requests proposed and indicated that the site was purchased and annexed into the City. He detailed the site's current zoning and noted that this proposal would bring the entire site in balance, enhancing the infill area. The project would consist of 17.8 units to the acre and noted that the Variance request for residential adjacency as the units are 35 feet in height. In accordance with the proposed height, the required setback would require 105 feet but MR. TURNER outlined issues that would hinder compliance. He described the area surrounding the subject property to support his Variance request and noted the quality of design for the project. MR. TURNER requested approval.

MICHELLE HORTER, 2708 Stargate, stated that according to the zoning Code the project is not compatible. She stated that the area of the project is far too great according to existing development and she requested the applications be denied.

BOB JOHNSON, 5060 Jean Avenue, stated that the neighborhood has matured nicely and he submitted a petition of people in the same community that oppose the development. MR. JOHNSON expressed concern for existing traffic issues and potential increase in crime due to the number of residents added to the community. If approved, MR. JOHNSON requested that the developer be subjected to adhere to all Code and zoning requirements.

SHEILA PAVELL, 5080 Jean Avenue, acknowledged that her son is part of the school system that is already over crowded and she questioned how the school district would accommodate for more students. It is difficult for the school district to tend to so many children who are currently taught in portables.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 44 – GPA-12310

**MINUTES – Continued:**

SCOTT and MARGE WOLATZ, 5031 Bevvie Drive, concurred with aforementioned traffic concerns. She stated that allowing the proposed development would contribute to congestion and public harm and she requested denial of the project. MR. WOLATZ also opposed the development and confirmed that the area is not developed for children.

JANICE HOLLAND, 5020 Bevvie Drive, concurred with all opposing comments and stated she never received notice of the proposed development.

MR. TURNER was unaware of the many protests and offered to work with the neighbors. He noted that the property had previously been approved for 24 units per acre where 17.8 units are currently proposed. MR. TURNER suggested providing additional buffering to the land closest to the neighbors.

COMMISSIONER EVANS pointed out that another condominium project was approved in the vicinity and requested details of conversations between the Clark County School District and the developer about the potential additional students. MR. TURNER responded that there had not been any dialogue with the school district about the proposal but would agree to discuss the matter with appropriate personnel.

Upon COMMISSIONER EVANS' request, MARGO WHEELER, Director of Planning and Development, confirmed that a development impact study is available to the school district but comments have only been made on occasion. The school district analyzes the impact study in accordance with their master plan. COMMISSIONER EVANS stated that he would only support the project upon substantial proof that the area could accommodate additional residents in the nearby school and that adequate road conditions.

CAROL BAILEY, Clark County School District, welcomed the opportunity to work with the developer about the proposed area. She stated that the school district is aware of the impact that infill projects created but the proposed development is not part of an area that has been flagged for additional accommodations.

COMMISSIONER GOYNES questioned why the previous project for an apartment complex did not come to fruition. MR. TURNER replied that the previously proposed apartment development was to be developed in conjunction with a mini storage unit but because of so much opposition to the mini storage, the entire proposal diminished. He welcomed the opportunity to meet with neighbors to propose a more suitable project.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 44 – GPA-12310

**MINUTES – Continued:**

COMMISSIONER TRUESDELL requested clarification of the buildings along the south and west sides of the project. MR. TURNER explained those buildings are considered carriage units, which consist of apartment units with an attached garage below each unit. Those units would have a mezzanine and/or loft without altering the elevation of the building and are the reason for the residential adjacency waiver. COMMISSIONER TRUESDELL stated he could not support this proposal because the encroachment upon the adjacent homes and suggested the site be redesigned towards the center of the site.

COMMISSIONER GOYNES suggested holding the items in abeyance to allow time to devise a site plan to suit the neighbors concerns and incorporate COMMISSIONER TRUESDELL'S suggestions. COMMISSIONER EVANS recommended holding the item for four weeks to allow ample time for the applicant to revise the applications. MR. TURNER agreed to the suggestion.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 44 [GPA-12310], Item 45 [ZON-12312], Item 46 [VAR-12318] and Item 47 [SDR-12316].

(9:03 – 9:29)

**2-2653**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12312 - REZONING RELATED TO GPA-12310 - PUBLIC HEARING - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES); U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION]; AND U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023, 045, 050, and 057), Ward 5 (Weekly).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>51</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter from Toni Taylor
6. Submitted after final agenda – Protest letter from J. Kohout for Items 44 through 47 filed under Item 44
7. Submitted at meeting – Protest petition with 43 signatures with photographs for Items 44 through 47 filed under Item 44

**MOTION:**

**GOYNES –ABEYANCE to 6/08/2006 – UNANIMOUS**

**To be heard at the Planning Commission Meeting on 6/08/2006**

**MINUTES:**

**NOTE:** See Item 44 [GPA-12310] for all related discussion.

(9:03 – 9:29)

**2-2653**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**VAR-12318 - VARIANCE RELATED TO GPA-12310 AND ZON-12312 - PUBLIC HEARING - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE A 105-FOOT SETBACK IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW THREE STORIES WHERE A MAXIMUM OF TWO STORIES IS ALLOWED on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023, 045, 050, and 057), R-E (Residence Estates) Zone, U (Undeveloped) Zone [M (Medium Density Residential) Master Plan Designation], and U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>51</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter from Toni Taylor
6. Submitted after final agenda – Protest letter from J. Kohout for Items 44 through 47 filed under Item 44
7. Submitted at meeting – Protest petition with 43 signatures with photographs for Items 44 through 47 filed under Item 44

**MOTION:**

**GOYNES –ABEYANCE to 6/08/2006 – UNANIMOUS**

**To be heard at the Planning Commission Meeting on 6/08/2006**

**MINUTES:**

NOTE: See Item 44 [GPA-12310] for all related discussion.

(9:03 – 9:29)

**2-2653**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-12316 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12310, ZON-12312, AND VAR-12318 - PUBLIC HEARING - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 200-UNIT APARTMENT PROJECT AND A WAIVER TO ALLOW A ONE-FOOT PERIMETER LANDSCAPE BUFFER WHERE SIX FEET IS THE MINIMUM LANDSCAPE BUFFER WIDTH REQUIRED AND TO ALLOW A 10-FOOT BUFFER WHERE 15 FEET IS THE MINIMUM WIDTH REQUIRED on 10.53 acres adjacent to the west side of Decatur Boulevard between Madre Mesa Drive and Roberta Lane (APNs 138-13-701-023, 045, 050, and 057), R-E (Residence Estates) Zone, U (Undeveloped) Zone [M (Medium Density Residential) Master Plan Designation], U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**51**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter from Toni Taylor
6. Submitted after final agenda – Protest letter from J. Kohout for Items 44 through 47 filed under Item 44
7. Submitted at meeting – Protest petition with 43 signatures with photographs for Items 44 through 47 filed under Item 44

**MOTION:**

**GOYNES –ABEYANCE to 6/08/2006 – UNANIMOUS**

**To be heard at the Planning Commission Meeting on 6/08/2006**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 47 – SDR-12316

**MINUTES:**

NOTE: See Item 44 [GPA-12310] for all related discussion.

(9:03 – 9:29)

**2-2653**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-12360 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS HOUSING AUTHORITY - OWNER: SCHOOL BOARD OF TRUSTEES** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.15 acres at 5901 Duncan Drive (APN 138-12-210-021), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>98</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Photograph and protest petition with 92 signatures

**MOTION:**

**DUNNAM – DENIED – Motion carried with STEINMAN voting NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 48 [GPA-12360], Item 49 [ZON-12363] and Item 50 [SDR-12774].

MARIO SUAREZ, Deputy Director of Planning and Development Department, briefly described the project and noted the project includes a portion within a Rural Preservation Overlay District (RPOD) which is currently being reviewed for removal. The rezoning is proposed from R-3 to R-2 with the project remaining compatible with all its requirements. MR. SUAREZ stated the change from R-2 to R-3 is more reflective of the proposal and recommended approval.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 48 – GPA-12360

**MINUTES – Continued:**

RICHARD MARTINEZ, 340 North Eleventh Street, and TIM ROSS, 6860 Bermuda Road, Dekker Perich Sabatini Architects, appeared on behalf of the applicant. MR. MARTINEZ agreed to all conditions and respectfully requested approval. He emphasized that this development is approximately half the density of the adjacent property and is intended for working families. MR. ROSS described the proposal as a mixed two and three bedroom apartments that will act as a transitional use between the higher density residential developments and the single-family homes in the area and concurred with MR. MARTINEZ'S assertions.

CHAIRMAN TROWBRIDGE noted he had received three protest letters regarding this proposal.

RONALD HOLT, 3665 Edward Avenue, appeared in opposition, stating this development would worsen flooding in the area. MARK EDGEL, 5645 Alexander Road, FRANCIS DENISON, 4008 Rhonda Drive, RICK GAYMAN, 3685 Edward Avenue, ROBERT BATEMAN, 5904 Gowan Road, and MARY PALMER HOLT, 3665 Edward Avenue, appeared in opposition because this density is inappropriate for the area.

MR. MARTINEZ stated the applicant would work with staff to construct appropriate drainage to control flood waters, he pointed out this use create less traffic than the original approval of the school. He emphasized the applicant's willingness to work with staff and the neighbors to come to an agreeable compromise as well as the need for affordable housing in Las Vegas. He further underscored this proposal is not a Department of Urban Housing and Development (HUD) project. MR. ROSS explained the homes will face the streets in an effort to integrate more fully with the area, rather than separating it as suggested by some neighbors, and also pointed out the distance between the front doors of this property and the existing homes would be an excess of 125 feet.

CAROLE BAILEY, Clark County School District, appeared in support and stated the School District is in support of affordable housing and does not feel this project will tax the neighborhood schools.

In response to COMMISSIONER TRUESDELL'S inquiry, MR. MARTINEZ explained an eligible family's income could not exceed \$32,500 a year. MS. BAILEY informed COMMISSIONER TRUESDELL that a starting teacher's salary is \$28,000 a year. COMMISSIONER TRUESDELL expressed his support, but observed that first year teachers would not be able to afford this product.

COMMISSIONER DUNNAM stated he liked this project but did not feel it was appropriate in this area which is within RPOD. He explained he opposed this proposal because he was concerned over the negative impacts it would have on the school district and flood control.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 48 – GPA-12360

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE observed that the applicant had not made a formal commitment to integrate the neighbors' requests into the project, but MR. MARTINEZ reiterated that the developer would work with the neighbors towards a compromise.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 48 [GPA-12360], Item 49 [ZON-12363] and Item 50 [SDR-12774].

(9:29 – 10:00)

**3-253**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12363 - REZONING RELATED TO GPA-12360 - PUBLIC HEARING -**  
**APPLICANT: CITY OF LAS VEGAS HOUSING AUTHORITY - OWNER: SCHOOL**  
**BOARD OF TRUSTEES** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES)  
TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 5.15 acres at 5901 Duncan Drive (APN  
138-12-210-021), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>98</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Photograph and protest petition with 92 signatures for Items 48 through 50 filed under Item 48

**MOTION:**

**GOYNES – DENIED – Motion carried with STEINMAN voting NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE:** See Item 48 [GPA-12360] for all related discussion.  
(9:29 – 10:00)  
**3-253**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-12774 – SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12360 AND ZON-12363 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS HOUSING AUTHORITY - OWNER: SCHOOL BOARD OF TRUSTEES** - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 60-UNIT APARTMENT COMPLEX on 5.15 acres at 5901 Duncan Drive (APN 138-12-210-021), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>98</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Photograph and protest petition with 92 signatures for Items 48 through 50 filed under Item 48

**MOTION:**

**GOYNES – DENIED – Motion carried with STEINMAN voting NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 48 [GPA-12360] for all related discussion.

(9:29 – 10:00)

**3-253**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-12361 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: STANTEC CONSULTING - OWNER: RANCHO REFLECTIONS, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 1.18 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Painted Desert Drive (APN 138-02-202-016), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**1**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Support letter from Maury Abrams

**MOTION:**

**DUNNAM – APPROVED – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 51 [GPA-12361], Item 52 [SUP-12364] and Item 53 [SDR-12365].

GARY LEOBOLD, Planning and Development Department, explained that in order to develop the proposed Auto Repair Garage, Major use on the site, the current General Plan land use designation must be changed to GC (General Commercial) for the use and the current zoning district of C-2 (General Commercial) to conform to the approved land use. The use itself conforms to C-2 requirements other than the requested Waiver of front yard landscape buffering.



PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 51 – GPA-12361

**MINUTES – Continued:**

Denial of the request is recommended as the approval of a GC land use designation on the site would be inconsistent with the current surrounding SC (Service Commercial) land use designations. The Major Auto Repair Garage use is not allowed under C-1 (Limited Commercial) zoning, which is the corollary zoning district to the SC land use designation.

RICHARD MORENO, 300 South Fourth Street, appeared on behalf of the applicant. He explained the applicant has operated without problem in the area for 18 years, stated the applicant would work with Nevada Department of Transportation to create and maintain the landscape buffer, and respectfully requested approval. He mentioned a concern had been raised regarding the use of a well, but pointed out the applicant would not be permitted to utilize it for commercial use.

CARNEY DOWLEN, 6500 Painted Desert Drive, appeared in opposition and stated this use would generate hazardous waste which could contaminate the neighborhood well water.

MR. MORENO pointed out the applicant is currently operating with a well and have not had any issues or problems related to it. He emphasized this business is regulated by the Environmental Protection Agency (EPA) and the applicant would abide by any decisions made by the EPA. In response to further pressing by CHAIRMAN TROWBRIDGE, MR. MORENO explained the applicant's water is supplied by an on-site well.

MR. MORENO confirmed for COMMISSIONER TRUESDELL that this facility would not be installing underground storage tanks and the site would also have sand filtration systems.

COMMISSIONER DUNNAM disclosed Sun Valley Automotive currently services all of his vehicles, but has never received a discount because of that fact. He concurred with the applicant's assertions that his operations do not and have not affected its well system.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 51 [GPA-12361], Item 52 [SUP-12364] and Item 53 [SDR-12365].

(10:00 - 10:10)

**3-1282**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-12364 - SPECIAL USE PERMIT RELATED TO GPA-12361 - PUBLIC HEARING - APPLICANT: STANTEC CONSULTING - OWNER: RANCHO REFLECTIONS, LLC -**  
Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR adjacent to the west side of Rancho Drive, approximately 180 feet south of Painted Desert Drive (APN 138-02-202-016), C-2 (General Commercial) Zone, Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Support letter from Maury Abrams

**MOTION:**

**DUNNAM – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 51 [GPA-12361] for all related discussion.

(10:00 - 10:10)

**3-1282**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 52 – SUP-12364

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for an Auto Repair Garage, Major use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-12365) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12365 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12361 AND SUP-12364 - PUBLIC HEARING - APPLICANT: STANTEC CONSULTING - OWNER: RANCHO REFLECTIONS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 5,904 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER IN THE FRONT YARD AREA on 1.18 acres adjacent to the west side of Rancho Drive, approximately 180 feet south of Painted Desert Drive (APN 138-02-202-016), C-2 (General Commercial) Zone, Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Support letter from Maury Abrams

**MOTION:**

**DUNNAM – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE:** See Item 51 [GPA-12361] for all related discussion.  
(10:00 - 10:10)  
**3-1282**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 53 – SDR-12365

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-12361) and Special Use Permit (SUP-12364) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations date stamped 04/06/06, and a landscape plan date stamped 03/14/06, except as amended by conditions herein.
4. A Waiver from perimeter landscape buffer width standards in Title 19.12.040 is hereby approved, to allow a five-foot wide front yard landscape buffer where a 15-foot buffer is required; the applicant shall landscape the adjacent 10 feet of unused right-of-way, for a total buffer width of 15 feet, subject to approval by the Nevada Department of Transportation.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 53 – SDR-12365

**CONDITIONS – Continued:**

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Construct all incomplete half street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation.
15. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 53 – SDR-12365

**CONDITIONS – Continued:**

18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer. We note that this site is within a FEMA “AE” Flood Zone.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-12366 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT/OWNER: CALVARY LUTHERAN CHURCH OF LAS VEGAS, NEVADA**  
- Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 4.52 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 54 [GPA-12366], Item 55 [ZON-12371] and Item 56 [SUP-12681].

GARY LEOBOLD, Planning and Development Department, stated as there are no changes to the use or intensity of this site and the amendment would bring the site into compliance with current Code, and recommended approval.



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 54 – GPA-12366

**MINUTES – Continued:**

GREGORY OLSEN, property committee Chairman for Calvary Lutheran Church, appeared on behalf of the applicant, and respectfully requested approval. He requested clarification regarding the condition not allowing overnight housing because sleepovers are part of the church's youth camps. He recognized the condition's intention, but did not want the church to lose any existing services.

MARGO WHEELER, Director of Planning and Development Department, outlined language that would exclude the church's youth camps from that condition.

In response to COMMISSIONER TRUESDELL'S request for clarification, MR. OLSEN explained Lutheran Social Services was created as a nonprofit corporation and coexists with the church. COMMISSIONER TRUESDELL expressed his support but stated he is concerned that the social services will become the main function of the property. MR. OLSEN affirmed that the church was not developing into a social services center.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 54 [GPA-12366], Item 55 [ZON-12371] and Item 56 [SUP-12681].

(10:10 – 10:18)

**3-1645**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12371 - REZONING RELATED TO GPA-12366 - PUBLIC HEARING -**  
**APPLICANT/OWNER: CALVARY LUTHERAN CHURCH OF LAS VEGAS, NEVADA**  
- Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC)  
on 4.52 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 54 [GPA-12366] for all related discussion.

(10:10 – 10:18)

**3-1645**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 55 – ZON-12371

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-12366) to a PF (Public Facilities) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Special Use Permit (SUP-12681) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct incomplete half-street improvements, also remove all substandard public street improvements, if any, and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-12681 – SPECIAL USE PERMIT RELATED TO GPA-12366 AND ZON-12371 - PUBLIC HEARING - APPLICANT/OWNER: CALVARY LUTHERAN CHURCH OF LAS VEGAS, NEVADA - Request for a Special Use Permit FOR AN EXISTING SOCIAL SERVICE PROVIDER on 4.52 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), R-1 (Single Family Residential) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED** subject to conditions and amending Condition 3 as read for the record:

3. No individual shall be permitted to use this site as a shelter or be housed overnight, except for the incidental and casual youth programs.

**– UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 54 [GPA-12366] for all related discussion.

(10:10 – 10:18)

**3-1645**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 56 – SUP-12681

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-12366) and a Rezoning (ZON-12371) shall be required.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. No individual shall be permitted to use this site as a shelter or be housed overnight.
4. The applicant shall be required to make onsite improvements that include the removal of graffiti and trash within 30 days of final approval of this request.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-12371 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**GPA-12367 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ALLAN HENDRICKS - OWNER: WESTCARE WORKS, INC.** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 5.21 acres at the southwest corner of Bradley Road and Duncan Drive (APN 138-12-110-048), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to the May 25, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest from Don Fraizer

**MOTION:**

**TRUESEDELL** – Motion to **HOLD IN ABEYANCE** Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; **TABLE** Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; **WITHDRAW WITHOUT PREJUDICE** Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 57 – GPA-12367

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Related Item 57 [GPA-12367] and Item 58 [ZON-12370] were requested to be held in abeyance to 5/25/2006 to be heard in conjunction with two additional related items. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

PLANNING COMMISSION MEETING OF: APRIL 27, 2006

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12370 - REZONING RELATED TO GPA-12367 - PUBLIC HEARING - APPLICANT: ALLAN HENDRICKS - OWNER: WESTCARE WORKS, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 5.21 acres at the southwest corner of Bradley Road and Duncan Drive (APN 138-12-110-048), Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to the May 25, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest from Don Fraizer

**MOTION:**

**TRUESEL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 58 – ZON-12370

**MOTION – Continued:**

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Related Item 57 [GPA-12367] and Item 58 [ZON-12370] were requested to be held in abeyance to 5/25/2006 to be heard in conjunction with two additional related items. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-12373 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: NEAL, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letter from Richard and Betty Stewart and abeyance request from Stephanie Allen

**MOTION:**

**TRUESDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 59 – GPA-12373

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Pertaining to Item 59 [GPA-12373], Item 60 [ZON-12377] and Item 61 [SUP-12376], the applicant requested the items be held to 5/25/2006 to consider an R-PD development instead of an R-1 development. GARY LEOBOLD, Planning and Development Department, supported the request.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12377 - REZONING RELATED TO GPA-12373 - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: NEAL, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letter from Richard and Betty Stewart and abeyance request from Stephanie Allen for Items 69 through 61 filed under Item 59

**MOTION:**

**TRUESEL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 60 – ZON-12377

**MOTION – Continued:**

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Pertaining to Item 59 [GPA-12373], Item 60 [ZON-12377] and Item 61 [SUP-12376], the applicant requested the items be held to 5/25/2006 to consider an R-PD development instead of an R-1 development. GARY LEOBOLD, Planning and Development Department, supported the request.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-12376 - SPECIAL USE PERMIT RELATED TO GPA-12373 AND ZON-12377 - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: NEAL, LLC, ET AL - Request for a Special Use Permit FOR PRIVATE STREETS IN CONJUNCTION WITH A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letter from Richard and Betty Stewart and abeyance request from Stephanie Allen for Items 69 through 61 filed under Item 59

**MOTION:**

**TRUESEDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 61 – SUP-12376

**MOTION – Continued:**

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Pertaining to Item 59 [GPA-12373], Item 60 [ZON-12377] and Item 61 [SUP-12376], the applicant requested the items be held to 5/25/2006 to consider an R-PD development instead of an R-1 development. GARY LEOBOLD, Planning and Development Department, supported the request.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**GPA-12378 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: THE ENGLAND, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 3.21 acres at 5500, 5510, and 5520 Leggett Road (APNs 125-28-801-014, 016, and 018), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Protest letters from Tim and Leslie Johnson-Murphy
6. Submitted after final agenda – Protest letter from Dominic Gonzales

**MOTION:**

**TRUEDELL** –Motion for approval failed due to lack of super majority, which is tantamount to **DENIAL** with **TROWBRIDGE, EVANS** and **DUNNAM** voting **NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 62 [GPA-12378], Item 63 [ZON-12379], Item 64 [VAR-12382] and Item 65 [SDR-12380].

GARY LEOBOLD, Planning and Development Department, stated the proposed General Plan Amendment and proposed rezoning, is deemed incompatible with the area. The landscape variance is considered a self-imposed hardship because an alternative layout would permit compliance. The proposed development does not conform to the intent of this neighborhood which is primarily residential. Town Center is located near this property and provides the opportunity to locate in an



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 62 – GPA-12378

**MINUTES – Continued:**

area already designated for this type of use. Therefore denial of these requests is recommended as an alternative design would make it possible for this development to meet all Code requirements.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and briefly described the area surrounding the proposed development. While the property is partially bordered by Residential Estates to the north and west, it will act as a transition from the commercial development to the east. While she acknowledged the parcel is zoned for residential, she emphasized this office use will be less intense and less obtrusive than a potential residential development configured for the maximum amount of permitted. She addressed staff's concern over lack of parking foundation and stated the applicant will put in the required amount of parking landscape as the property is currently over-parked.

CHARLES COLE, 5611 Cimarron Road, appeared to inquire what would happen to the remaining parcel if this proposal is approved.

TIMOTHY MURPHY, 5630 Leggett Road, appeared in opposition and stated this development would negatively affect his property value. TIM MURPHY, 7900 Kiowa Circle, DOMINIC GONZALES, 7910 Kiowa Circle, and JOHN TOBISCH, 7909 Kiowa Circle, appeared in opposition and stated this proposal is not appropriate for the area.

In response to CHAIRMAN TROWBRIDGE'S request for clarification, ATTORNEY ALLEN described the adjacent commercial site which currently has an auto repair shop with other retail uses and a pending application for a car wash facility. In response to MR. COLE'S inquiry, she stated her client is not in a position to acquire that parcel and therefore cannot speculate upon its future development. She stated the applicant's willingness to work with the neighbors to come to a compromise regarding hours of operation and trash pickup times should these applications be approved.

COMMISSIONER DUNNAM requested clarification regarding this parcel's development history. MR. LEOBOLD explained a similar application with a reversed design, parking adjacent to the homes and the buildings closer to the street, had been recommended for denial by staff.

CHAIRMAN TROWBRIDGE recognized ATTORNEY ALLEN'S observation of this project being the lesser of two evils as accurate but unsympathetic to the neighbors.

COMMISSIONER TRUESDELL agreed with ATTORNEY ALLEN'S statement that this proposal will act as an effective transition from the traffic on Ann Road to Rural Estates and expressed his support.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 62 – GPA-12378

**MINUTES – Continued:**

COMMISSIONER DUNNAM supported a full 15 foot landscape perimeter adjacent to Leggett Road rather than the 10 feet requested by the applicant. ATTORNEY ALLEN agreed to the amended conditions as stated by MR. LEOBOLD and MARGO WHEELER, Director of Planning and Development Department.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 62 [GPA-12378], Item 63 [ZON-12379], Item 64 [VAR-12382] and Item 65 [SDR-12380].

(10:18 – 10:41)

**3-1972**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12379 - REZONING RELATED TO GPA-12378 - PUBLIC HEARING - APPLICANT/OWNER: THE ENGLAND, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 3.21 acres at 5500, 5510, and 5520 Leggett Road (APNs 125-28-801-014, 016, and 018), Ward 6 (Ross).

**C.C.:** 06/07/06

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letters from Tim and Leslie Johnson-Murphy
6. Submitted after final agenda – Protest letter from Dominic Gonzales for Items 62 through 65 filed under Item 62

**MOTION:**

**TRUESEDELL – APPROVED** subject to conditions – Motion carried with **TROWBRIDGE, EVANS** and **DUNNAM** voting **NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE:** See Item 62 [GPA-12378] for all related discussion.

(10:18 – 10:41)

**3-1972**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 63 – ZON-12379

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-12378) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-12380) and a Variance (VAR-12382) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Ann Road and Leggett Road prior to the issuance of any permits.
5. Construct half-street improvements on Ann Road and Leggett Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 63 – ZON-12379

**CONDITIONS:**

8. Coordinate with the City Surveyor to determine the appropriate mapping required to establish property boundaries as proposed for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-12382 - VARIANCE RELATED TO GPA-12378 AND ZON-12379 - PUBLIC HEARING - APPLICANT/OWNER: THE ENGLAND, LLC** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 30 FEET WHERE 51 FEET IS THE MINIMUM SETBACK REQUIRED on 3.21 acres at 5500, 5510, and 5520 Leggett Road (APNs 125-28-801-014, 016, and 018), R-E (Residence Estates) Zone [PROPOSED: O (Office) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letters from Tim and Leslie Johnson-Murphy
6. Submitted after final agenda – Protest letter from Dominic Gonzales for Items 62 through 65 filed under Item 62

**MOTION:**

**TRUEDELL – APPROVED** subject to conditions – Motion carried with **TROWBRIDGE, EVANS** and **DUNNAM** voting **NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE:** See Item 62 [ZON-12378] for all related discussion.

(10:18 – 10:41)

**3-1972**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 64 – VAR-12382

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-12378), Rezoning (ZON-12379), and Site Development Plan Review (SDR-12380) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-12380 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12378, ZON-12379, AND VAR-12382- PUBLIC HEARING - APPLICANT/OWNER: THE ENGLAND, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 21,750 SQUARE-FOOT OFFICE DEVELOPMENT AND A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS THE MINIMUM LANDSCAPE BUFFER REQUIRED on 3.21 acres at 5500, 5510, and 5520 Leggett Road (APNs 125-28-801-014, 016, and 018), R-E (Residence Estates) Zone [PROPOSED: O (Office) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letters from Tim and Leslie Johnson-Murphy
6. Submitted after final agenda – Protest letter from Dominic Gonzales for Items 62 through 65 filed under Item 62
- 7.

**MOTION:**

**TRUEDELL – APPROVED** subject to conditions and amending Condition 4 and 5 as follows:

4. A Waiver from perimeter landscape buffer requirements is not approved to allow a 10-foot landscape buffer in the corner side yard area where a 15-foot buffer is the minimum required.
  5. A Waiver from parking lot landscaping requirements is no approved, to allow less than the required landscape in the parking lot area.
- Motion carried with TROWBRIDGE, EVANS and DUNNAM voting NO

To be heard by City Council on 06/07/2006



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 65 – SDR-12380

**MINUTES:**

NOTE: See Item 62 [ZON-12378] for all related discussion.

(10:18 – 10:41)

**3-1972**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-12378), Rezoning (ZON-12379), and Variance (VAR-12382) shall be required.
  2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
  3. All development shall be in conformance with the site plan, landscape plan date stamped 03/23/06, and building elevations, date stamped 03/14/06, except as amended by conditions herein.
  4. A Waiver from perimeter landscape buffer requirements is hereby approved, to allow a 10-foot landscape buffer in the corner side yard area where a 15-foot buffer is the minimum required.
  5. A Waiver from parking lot landscaping requirements is hereby approved, to allow less than the required landscaping in the parking lot area.
  6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan, trees in the rear and side yard areas shall be placed a minimum of 20 feet on center.
  7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
- .

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 65 – SDR-12380

**CONDITIONS – Continued:**

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
15. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 65 – SDR-12380

**CONDITIONS – Continued:**

maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as “Privately Maintained”.

17. The driveway accessing Ann Road shall be designed and constructed to allow right in and right out only movements, unless allowed otherwise by the City Traffic Engineer.
18. Site development to comply with all applicable conditions of approval for ZON-12379 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**GPA-12383 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MAPLE DEVELOPMENT, LLC.** - Request to amend a portion of the Centennial Hills Sector of the Master Plan FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION), DR (DESERT RURAL), AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) at the northeast corner of Grand Canyon Drive and Alexander Road (APN 138-06-802-001 through 004; 138-06-801-002), Ward 4 (Brown).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**2**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letters from Lone Mountain Ranch Estates and Jerry Buss Horden
6. Submitted at meeting – Withdrawal request from Stephanie Allen

**MOTION:**

**TRUESDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 66 – GPA-12383

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, announced that a letter was faxed pertaining Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387] and Item 70 [SDR-12381] and may not have been received by staff. ATTORNEY ALLEN stated the request would be to withdraw all the items. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-12384 - REZONING RELATED TO GPA-12383 - PUBLIC HEARING - APPLICANT/OWNER: MAPLE DEVELOPMENT, LLC.** - Request for Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION], [DR (DESERT RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION]), AND [R (RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APN 138-06-802-001 through 004; 138-06-801-002), Ward 4 (Brown).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letters from Lone Mountain Ranch Estates and Jerry Buss Horden for Items 66 through 70 filed under Item 66
6. Submitted at meeting – Withdrawal request from Stephanie Allen for Items 66 through 70 filed under Item 66

**MOTION:**

**TRUEDELL** – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 67 – ZON-12384

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, announced that a letter was faxed pertaining Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387] and Item 70 [SDR-12381] and may not have been received by staff. ATTORNEY ALLEN stated the request would be to withdraw all the items. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-12385 - VARIANCE RELATED TO GPA-12383 AND ZON-12384 - PUBLIC HEARING - APPLICANT/OWNER: MAPLE DEVELOPMENT, LLC.** - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 32,343 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004; 138-06-801-002), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation), DR (Desert Rural Density Residential), and R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 4 (Brown).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letters from Lone Mountain Ranch Estates and Jerry Buss Horden for Items 66 through 70 filed under Item 66
6. Submitted at meeting – Withdrawal request from Stephanie Allen for Items 66 through 70 filed under Item 66

**MOTION:**

**TRUEDELL** – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 68 – VAR-12385

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, announced that a letter was faxed pertaining Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387] and Item 70 [SDR-12381] and may not have been received by staff. ATTORNEY ALLEN stated the request would be to withdraw all the items. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAC-12387 - VACATION RELATED TO GPA-12383, ZON-12384, AND VAR-12385 - PUBLIC HEARING - APPLICANT/OWNER: MAPLE DEVELOPMENT, LLC -** Petition to Vacate 33-foot US Patent Easements and a 30-foot portion of Florine Avenue generally located at the northwest corner of Grand Canyon Drive and Alexander Road, Ward 4 (Brown).

**SET DATE: 06/21/06**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Withdrawal request from Stephanie Allen for Items 66 through 70 filed under Item 66

**MOTION:**

**TRUEDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 69 – VAC-12387

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, announced that a letter was faxed pertaining Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387] and Item 70 [SDR-12381] and may not have been received by staff. ATTORNEY ALLEN stated the request would be to withdraw all the items. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12381 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12383, ZON-112384, VAR-12385 AND VAC-12387 - PUBLIC HEARING - APPLICANT/OWNER: MAPLE DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 45-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15 acres at the northeast corner of Grand Canyon Drive and Alexander Road (APN 138-06-802-001 through 004; 138-06-801-002), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation), DR (Desert Rural Density Residential), and R (Rural Density Residential) Master Plan Designations] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 4 (Brown).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letters from Lone Mountain Ranch Estates and Jerry Buss Horden for Items 66 through 70 filed under Item 66
6. Submitted at meeting – Withdrawal request from Stephanie Allen for Items 66 through 70 filed under Item 66

**MOTION:**

**TRUESEL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 70 – SDR-12381

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, announced that a letter was faxed pertaining Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387] and Item 70 [SDR-12381] and may not have been received by staff. ATTORNEY ALLEN stated the request would be to withdraw all the items. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**1-80**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-12400 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GERALD GARAPICH - OWNER: THE HELEN L. THOMAS TRUST** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on a 2.82 portion of a 4.48-acre site at 6250 Rio Vista Street (APN 125-27-502-003), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Preliminary site plan and letter from Roger Gorham by staff

**MOTION:**

**TRUEDELL – ABEYANCE to 5/25/2006 – UNANIMOUS**

**To be heard by Planning Commission on 05/25/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 71 [GPA-12400], Item 72 [ZON-12399], Item 73 [WVR-12403] and Item 74 [VAR-12402].

MARIO SUAREZ, Deputy Director of Planning and Development Department, stated this proposal is compatible with the surrounding land uses and staff is recommending approval of the General Plan Amendment, the rezoning and the waivers. Staff had opposed the request for the lot width waiver, but was informed the applicant is presenting an alternative design that will comply with that requirement. Until staff is able to analyze that alternative design, they are recommending denial.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 71 – GPA-12400

**MINUTES – Continued:**

RICHARD GALLEGOS, 3005 West Horizon Ridge, appeared on behalf of the applicant. He agreed to all conditions and respectfully requested approval for the proposal, except the variance request as the site has been modified and it will no longer be needed. He also expressed his willingness to work with the neighbors to address their concerns.

ROGER GORHAM, Pastor of Country Western Church, appeared in opposition and expressed concern with the variance and lack of open space. He stated his church is afraid that this site plan will leave their property without road and fire access. JESSE TATE, reverend of Living Gospel Baptist Church, 6200 Rio Vista, concurred with MR. GORHAM and expressed concern with the proposal's impact on flood control. JOHN ALLEN, HCR38, member of Country Western Church, appeared in opposition and stated this development would negatively affect the church's community activities and assets.

MR. GALLEGOS addressed the neighbors' concerns and stated this development is not required to provide open space. With respect to drainage, the applicant stated he would not negatively impact the neighbors any more than they already are. He emphasized this project stands alone and did not limit access to his neighbor's property. He reiterated his promise to work with the neighbors to address their needs and concerns.

COMMISSIONER TRUESDELL observed that any improvement of the subject property would have an impact on access to the church property. He stated his support if all access issues could be resolved decisively at this time. CHAIRMAN TROWBRIDGE concurred

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 71 [GPA-12400], Item 72 [ZON-12399], Item 73 [WVR-12403] and Item 74 [VAR-12402].

(10:41 – 11:04)

**3-052**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12399 - REZONING RELATED TO GPA-12400 - PUBLIC HEARING -**  
**APPLICANT: GERALD GARAPICH - OWNER: THE HELEN L. THOMAS TRUST -**  
Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY  
RESIDENTIAL) on a 2.82 portion of a 4.48 acre site at 6250 Rio Vista Street (APN 125-27-502-  
003), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Preliminary site plan and letter from Roger Gorham by staff for Items 71 through 75 filed under Item 71

**MOTION:**

**TRUEDELL – ABEYANCE to 5/25/2006 – UNANIMOUS**

**To be heard by Planning Commission on 05/25/2006**

**MINUTES:**

NOTE: See Item 71 [GPA-12400] for all related discussion.

(10:41 – 11:04)

**3-3052**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**WVR-12403 - WAIVER RELATED TO GPA-12400 AND ZON-12399 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH - OWNER: THE HELEN L. THOMAS TRUST - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 125 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 4.48 acres at 6250 Rio Vista Street (APN 125-27-502-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Preliminary site plan and letter from Roger Gorham by staff for Items 71 through 75 filed under Item 71

**MOTION:**

**TRUEDELL – ABEYANCE to 5/25/2006 – UNANIMOUS**

**To be heard by Planning Commission on 05/25/2006**

**MINUTES:**

NOTE: See Item 71 [GPA-12400] for all related discussion.

(10:41 – 11:04)

**3-3052**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-12402 - VARIANCE RELATED TO GPA-12400, ZON-12399, AND WVR-12403 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH - OWNER: THE HELEN L. THOMAS TRUST** - Request for a Variance TO ALLOW A MINIMUM LOT WIDTH OF 61 FEET ON LOT 10, 60 FEET ON LOT 5, AND 50 FEET ON LOTS 7 AND 8 WHERE 65 FEET IS THE MINIMUM LOT WIDTH ALLOWED on a 2.82 portion of a 4.48 acre site at 6250 Rio Vista Street (APN 125-27-502-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Preliminary site plan and letter from Roger Gorham by staff for Items 71 through 75 filed under Item 71

**MOTION:**

**TRUEDELL – ABEYANCE to 5/25/2006 – UNANIMOUS**

**To be heard by Planning Commission on 05/25/2006**

**MINUTES:**

NOTE: See Item 71 [GPA-12400] for all related discussion.

(10:41 – 11:04)

**3-3052**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-12846 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a General Plan Amendment to amend Map 11 of the Centennial Hills Sector Plan TO REVISE LOCATIONS OF AN APPROVED SUBSTATION AND TO DELETE PROPOSED SUBSTATION AND POWER LINES (APN multiple), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to the May 25, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Submitted at meeting – Preliminary site plan and letter from Roger Gorham by staff for Items 71 through 75 filed under Item 71

**MOTION:**

**TRUESEL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 75 – GPA-12846

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, stated that the applicant of Item 75 [GPA-12846] has requested an abeyance to 5/25/2006. He supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**GPA-12847 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a General Plan Amendment to amend a portion of the Centennial Hills Sector Plan FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 18.62 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APNs 125-24-701-031 and 038), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Justification Letter
5. Protest from Samantha Duvall

**MOTION:**

**STEINMAN – APPROVED – UNANIMOUS with TRUESDELL abstaining because he is negotiating on behalf of a client for property located just south of the intersection**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director, Planning and Development Department, reported that the proposal would include a variety of multi-family units such as town houses and low-density apartments in the newly developed Strategy area of the Las Vegas 2020 Master Plan. The proposal would increase the current density of 8.49 units per acre to 25.49 units per acre.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 76 – GPA-12847

**MINUTES – Continued:**

He noted the density of the surrounding area matches or exceeds that which is proposed. The proposal is consistent with the applicable goals, policies and objectives of the 2020 Plan.

No one appeared in opposition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(11:04 – 11:06)

**4-380**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-11987 - REZONING - PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT - OWNER: MAKENZIE CROSSING, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 4.62 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**69**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letter from Erie M. and Hattie Thompson-Ward
6. Submitted at meeting – Protest petition with 65 signatures

**MOTION:**

**TRUEDELL – APPROVED** subject to conditions and adding the following condition

- Approval is for R-PD2 zoning.
- UNANIMOUS

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 77 [ZON-11987], Item 78 [WVR-11985], Item 79 [VAR-11982], Item 80 [VAR-12375] and Item 82 [SDR-12374].

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 77 – ZON-11987

**MINUTES – Continued:**

GARY LEOBOLD, Planning and Development Department, updated the Commission on the history of the site. Originally, the site was zoned as R-1 and the applicant was required to ask for a Special Use Permit for private streets. That request was on this agenda as Item 81 [SUP-11983], which was withdrawn without prejudice during the housekeeping portion of the meeting. A new request will be made asking for R-PD3 and approval of that zoning will eliminate the need for the SUP application.

Regarding the related applications, MR. LEOBOLD indicated that although the zoning request for R-PD3 is compatible with the surrounding area in terms of density, lot size and housing type, there are other areas of concern. As an example, he cited the two variances and one waiver that would be required for this development to move forward. The waiver relates to the minimum site area for R-PD and one of the Variances relates to open space requirements. If the applicant would drop one lot from the design, for a total of 11 lots, the development would not require open space and the need for the Variance would be eliminated. Doing so would also drop the density to 2.38 units per acre and at that density, the applicant could consider an R-PD2 district. He noted that with this suggested changes, staff could give further consideration to the proposal. As it is currently designed, staff must recommend denial.

PATRICK WARD, Bramble Homes, 1290 South Jones Boulevard, appeared on behalf of the applicant and explained that the average lot size will be approximately 11,000 square feet. Homes would range from 3,100 to 4,300 square feet in size. Two neighborhood meetings were held and the developer attempted to address concerns of the immediate neighbors. Concerns related to the height of the walls and at the time of the meetings, MR. WARD was unable to give solid answers to residents because the grading plans were not in place. There were also concerns regarding the lighting on Maverick Street.

In response to these concerns, the architect configured the homes so several single-story homes are situated on the east side of the property. Also, the two-story homes are front load homes, meaning that all bedrooms on the second floor are in the front. MR. WARD also noted that to ease concerns regarding lighting, a landscaping buffer was added to the area on Maverick Street.

MR. WARD noted that there was a neighborhood meeting with residents from the Copper Crest community. Their main concern was that they did not know what type of development was proposed. Once the project was fully explained, they really had no objections to the development.

He requested approval for the project stating it was compatible with the community. There were no complaints regarding the homes or values. Prices will range from \$600,000 to \$850,000.



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 77 – ZON-11987

**MINUTES – Continued:**

ALAN SKILLEN, 6121 Camus Canyon Avenue, stated he owns a half-acre lot bordering the east wall of the proposed development. He submitted a petition to keep the zoning as half-acre lots and also, that the homes being constructed along the east wall be required as single-story. He stated that many people signed the petition including residents on Maverick Street to the west, the developments to the east and also the properties on the north. MR. SKILLEN did not feel the proposed project was compatible due to small lot sizes and short setbacks. He requested denial.

GARY PRATER, 5860 Maverick Street, stated his opposition to the proposal due to the deficient lot sizes. He would prefer the site have half-acre or larger sites. MR. PRATER also noted that there are horse properties nearby that will be negatively affected by the density of this project.

DEVONNA SKAUSON, 6121 Cove Cahill Court, stated she was also concerned about the wall heights, density and setbacks. She also requested that all homes along the east wall be single-story.

MR. WARD rebutted by saying the walls will only go up one foot from the grading plan so they will not be much higher than what exists. He also clarified the density of the project is 2.6 per acre. The existing density across the street from his project is even higher. MR. WARD invited anyone interested to view his homes built at Jones Boulevard and Washburn Road.

COMMISSIONER TRUESDELL questioned the R-PN parcel on the east side of the development being shown as County property. He felt the proposal would have a significant impact on that property. Also, the parcels across Maverick Street were in the County. The Commissioner felt the request for R-PD3 was a stretch and could not support it. He also felt the alignment of Ann Road being so close to the intersection would create a conflict. If the development accessed off of Maverick Street, it might make some people unhappy but would be a safer alternative. If the development is allowed to go forward, COMMISSIONER TRUESDELL felt it should be with a requirement that all homes be restricted to single-story.

COMMISSIONER DUNNAM confirmed that the residents who spoke against the project live in two-story homes. He also confirmed with MR. WARD that he understood the elimination of one lot would allow the property to qualify for R-PD2 zoning and would make the subject parcel less dense than that of the neighbors speaking out against it. The Commissioner indicated he would be able to support the proposal if the design was reduced by one lot.

VICE CHAIRMAN EVANS questioned the applicant on the Variance Request for zero open space. The required amount of open space is 8,634 square feet. Approval of that application would essentially be approving that a home be built where there should be a park. MR. WARD said he would rather pay the park impact fee than provide the open space. Acknowledging the development was small, VICE CHAIRMAN EVANS still felt the citizens were most negatively

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 77 – ZON-11987

**MINUTES – Continued:**

impacted and he asked for assurance from MR. WARD that he would not ask for that park impact fee to be waived by Council. MR. WARD agreed that he would not request.

COMMISSIONER TRUESDELL confirmed with staff that reducing the proposal by one lot would not eliminate the need for the GPA. MR. LEOBOLD indicated the GPA would still be required but the applicant would not need the Variance for open space. The Commissioner then confirmed with RICK SHRODER, Public Works, that from a technical perspective, access from Maverick Street would be better. The opposition against that access came from residents of that street. Traffic Engineering staff finds the access, as shown as restricted to right-in and right-out only by an existing median, acceptable. COMMISSIONER TRUESDELL thought Maverick Street would be better for all parties involved including the Maverick Street residents. Forcing the access on Ann Road creates more problems for those residents.

COMMISSIONER EVANS questioned whether conditions should be imposed restricting homes on the east wall of the property to single story only. COMMISSIONER TRUESDELL informed him that initially, he was concerned but after hearing the testimony of residents along that wall that their homes are two story, imposing such a restriction would create an undue burden on the developer. Two story homes would be compatible along that wall.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 77 [ZON-11987], Item 78 [WVR-11985], Item 79 [VAR-11982], Item 80 [VAR-12375] and Item 82 [SDR-12374].

(11:06 – 11:29)

**4-435**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-12374) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements on Maverick Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 77 – ZON-11987

**CONDITIONS – Continued:**

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. Extend a public sewer line in Maverick Street to the northern edge of this site at a size and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**WVR-11985 - WAIVER RELATED TO ZON-11987 - PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT - OWNER: MAKENZIE CROSSING, LLC**  
 - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 185 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 4.62 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	68
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letter from Erie M. and Hattie Thompson-Ward for Items 77 through 82 filed under Item 77
6. Submitted at meeting – Protest petition with 65 signatures for Items 77 through 82 filed under Item 77

**MOTION:**

**TRUESDELL – DENIED – UNANIMOUS**

**MINUTES:**

NOTE: See Item 77 [ZON-11987] for all related discussion.

(11:06 – 11:29)

**4-435**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-11982 - VARIANCE RELATED TO ZON-11987 AND WVR-11985 - PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT - OWNER: MAKENZIE CROSSING, LLC** - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON LESS THAN FIVE ACRES on 4.62 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**68**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letter from Erie M. and Hattie Thompson-Ward for Items 77 through 82 filed under Item 77
6. Submitted at meeting – Protest petition with 65 signatures for Items 77 through 82 filed under Item 77

**MOTION:**

**TRUEDELL – APPROVED** subject to conditions and adding the following condition:

- **Approval is for R-PD2 zoning.**
- UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE:** See Item 77 [ZON-11987] for all related discussion.

(11:06 – 11:29)

**4-435**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 79 – VAR-11982

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-11987), Special Use Permit (SUP-11983), Waiver (WVR-11985), Variance (VAR-12375), and Site Development Plan Review (SDR-12374) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-12375 - VARIANCE RELATED TO ZON-11987, WVR-11985, AND VAR-11982 - PUBLIC HEARING APPLICANT: BRAMBLE DEVELOPMENT - OWNER: MAKENZIE CROSSING, LLC** - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 8,634 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED FOR A PROPOSED 12-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.62 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**68**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Letter from Amti Sunbelt, LLP requesting withdrawal
6. Submitted after final agenda – Protest letter from Erie M. and Hattie Thompson-Ward for Items 77 through 82 filed under Item 77
7. Submitted at meeting – Protest petition with 65 signatures for Items 77 through 82 filed under Item 77

**MOTION:**

**TRUEDELL – WITHDRAW WITHOUT PREJUDICE – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 77 [ZON-11987] for all related discussion.

(11:06 – 11:29)

4-435

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-11983 - SPECIAL USE PERMIT RELATED TO ZON-11987, WVR-11985, VAR-11982 AND VAR-12375 - PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT - OWNER: MAKENZIE CROSSING, LLC** - Request for a Special Use Permit FOR 39-FOOT WIDE PRIVATE STREETS FOR A PROPOSED 12-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>68</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be **WITHDRAWN WITHOUT PREJUDICE**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Submitted after final agenda – Protest letter from Erie M. and Hattie Thompson-Ward for Items 77 through 82 filed under Item 77
6. Submitted at meeting – Protest petition with 65 signatures for Items 77 through 82 filed under Item 77

**MOTION:**

**TRUEDELL** – Motion to **HOLD IN ABEYANCE** Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; **TABLE** Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; **WITHDRAW WITHOUT PREJUDICE** Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – **UNANIMOUS**



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 81 – SUP-11983

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

The applicant of Item 81 [SUP-11983] has requested the item be withdrawn without prejudice, as the request is no longer required. The project has been changed from an R-1 project to an R-PD project and therefore does not require a Special Use Permit for private streets. GARY LEOBOLD, Planning and Development Department, supported the withdrawal.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12374 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-11987, WVR-11985, VAR-11982, VAR-12375 AND SUP-11983 - PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT - OWNER: MAKENZIE CROSSING, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 12-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.62 acres at the northeast corner of Ann Road and Maverick Street, U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.	68
City Council Meeting	

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0
City Council Meeting	

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest letter from Erie M. and Hattie Thompson-Ward for Items 77 through 82 filed under Item 77
6. Submitted at meeting – Protest petition with 65 signatures for Items 77 through 82 filed under Item 77

**MOTION:**

**TRUEDELL – APPROVED** subject to conditions and adding the following condition

- Approval is for R-PD2 zoning with a maximum of 11 lots.
- The Site Plan must be reviewed by Planning and Development Staff.
- The applicant must work with the Department of Public Works to identify an access along Maverick Street that is acceptable to staff.

– UNANIMOUS

To be heard by City Council on 06/07/2006

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 82 – SDR-12374

**MINUTES:**

NOTE: See Item 77 [ZON-11987] for all related discussion.

(11:06 – 11:29)

**4-435**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-11987), Waiver (WVR-11985), Variances (VAR-11982 and VAR-12375), and a Special Use Permit (SUP-11983) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan date stamped 02/23/06, and building elevations, date stamped 03/14/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 11,068 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, 21 feet on the corner side, and 15 feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 82 – SDR-12374

**CONDITIONS – Continued:**

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
15. Private streets shall be identified as "Public Sewer and Public Drainage Easements to be privately maintained".
16. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 82 – SDR-12374

**CONDITIONS – Continued:**

19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-12130 - REZONING - PUBLIC HEARING - APPLICANT: JACKY LYNN - OWNER: ANNE WONG AND KENNY WONG - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.10 acres at 1413 South Eastern Avenue (APN 162-01-210-039), Ward 3 (Reese).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DAVENPORT – APPROVED subject to conditions– UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, reported that the subject property is located in an area that is predominantly developed with P-R so the request is compatible and would act as a good buffer to the residential located along the east side of the site.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 83 – ZON-12130

**MINUTES – Continued:**

JACKY LYNN, the applicant, appeared with the property owner, ANNE WONG. They agreed with conditions and requested approval.

VICE CHAIRMAN EVANS questioned the applicant as to what type of office use would occupy the site. MR. LYNN replied it would be a mortgage company. VICE CHAIRMAN EVANS confirmed with MR. LYNN that he understood the conditions imposed for approval. He also requested that MR. LYNN maintain the property and not put up brightly lit or garish signage, which has been a problem in that area. MR. LYNN assured him it would be well maintained and properly lit.

No one appeared in opposition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(11:29 – 11:33)

**4-1229**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Coordinate with the existing properties to the north and south to establish perpetual common access rights between these sites for shared driveways and provide a recorded copy of each agreement prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer. Because the site plan submitted with this application does not provide standard traffic circulation for the site a revised site plan addressing access must be submitted at the time of the application for a Site Development Plan Review.
3. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-12262 - REZONING - PUBLIC HEARING - APPLICANT: 6TH STREET GROUP, LLC - OWNER: ALISTAIR CRIGHTON AND CYNTHIA CRIGHTON** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.24 acres at 611 South Sixth Street (APN 139-34-410-221), Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED subject to conditions– Motion carried with EVANS and DAVENPORT voting NO**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 84 [ZON-12262], Item 85 [VAR-12265], Item 86 [VAR-12266] and Item 87 [SDR-12264].

MARIO SUAREZ, Deputy Director of Planning and Development, reported that staff is recommending denial on all applications. This property is situated within the Las Vegas High School Historical Preservation District, which is listed in the National Register of Historical Places. He clarified that the specific site is not protected within this designation; however, staff strongly encourages that the integrity of a site be taken into consideration as it relates to the overall area when a building is being expanded or added to an existing structure. Staff finds the proposal to be too large for the site.



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 84 – ZON-12262

**MINUTES – Continued:**

ATTORNEYSTEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained the site is currently master planned for Mixed-Use in the Southwest Sector Plan as well as the Downtown Redevelopment Plan. This designation allows for Office or Professional Office zoning, therefore the request is conforming. ATTORNEY ALLEN showed photos of the original structure and indicated that City staff encouraged the developer to incorporate the front of the structure into the Site Plan. Unfortunately, the building is set back too far to be able to do so. Staff also encouraged the developer to conserve the building, it was not a requirement and due to the integrity of the structure, the developer chose not to utilize it.

ATTORNEY ALLEN stated that the property is in a residential area and with the PR designation, it would be appropriate to design with residential character. She then showed elevations of the Santa Barbara style office complex, which maintains a residential image. The structure is a two-story design and allowed under Code. The developer is limited to a small footprint requiring the addition of a second floor.

ATTORNEY ALLEN indicated the developer is requesting some minor deviations from the Code because of the small nature of the site. She noted that staff described the site as overbuilt; however, the lot coverage is currently at 51 percent where 50 percent is required. The Residential Adjacency Variance is required for development because the required Residential Adjacency from an office complex to residential is 72 feet and the entire site is only 76 feet in length, making compliance impossible. She also noted that the boundary for the Downtown Centennial Hills Plan is right across 6<sup>th</sup> Street. In that area, Residential Adjacency is not required. Another deviation being requested relates to the trash enclosure being five feet from residential when a minimum of 50 feet is required. The proposed location seems appropriate because it is in the alley and that is accessible for Republic Services to pick it up. A parking Variance of two spaces is requested. She noted that the City has allowed parking space reductions on six sites in a two-block radius. She also pointed out that those sites were all zoned PR and given some leniency from Code requirements on issues similar to the subject property. The final deviation was a landscape buffer waiver, which is required because the project meets the setback requirements but the buffer area is larger than that setback.

VICE CHAIRMAN EVANS stated he appreciated the difficulties developers encounter when trying to develop in the area; however, the Code requires that a residential character be maintained. The City has allowed professional offices to come in understanding the neighborhood may not be residentially viable anymore. He thought this area to be the birthplace of the City and regrets that six locations were granted variances. The old Las Vegas feel will be lost if this continues. The burden is on the applicant to prove that what is being built is consistent with the Code. The Vice Chairman was not convinced a valid argument had been made to grant the waivers and he would not support the project.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 84 – ZON-12262

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE confirmed with ATTORNEY ALLEN that the project will keep the detached sidewalk and will be adding to the existing landscaping on 6<sup>th</sup> Street. All of the setback requirements are being met. The CHAIRMAN had ATTORNEY ALLEN point out the location of adjacent structures in comparison to the proposed building site.

COMMISSIONER STEINMAN said he has watched this area develop considerably in the two years he has sat on this board. He noted there has been a mixture of saving 60-year old homes as well as the creation of new structures. Saving the current structure on this property would be a stretch and it appeared the developer has made an effort to create a structure that is new yet compatible with the area. The Commissioner was not concerned with a reduction in parking spaces and thought 17 spaces along with on street parking would be adequate. The alley is the correct place for the trash enclosure, in his opinion, and a one percent lot coverage deviation is not an issue. He thought this was a good use of the property and would strongly support the applications.

COMMISSIONER DAVENPORT asked if moving the trash enclosure across the alley would get it further away from the residential while remaining in the alley. ATTORNEY ALLEN replied it is residential on both end of the valley.

No one appeared in opposition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 84 [ZON-12262], Item 85 [VAR-12265], Item 86 [VAR-12266] and Item 87 [SDR-12264].

(11:33 – 11:54)

**4-1374**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
3. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlight improvements on Sixth Street adjacent to this site prior to the issuance of any permits.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-12265 - VARIANCE RELATED TO ZON-12262 - PUBLIC HEARING - APPLICANT: 6TH STREET GROUP, LLC - OWNER: ALISTAIR CRIGHTON AND CYNTHIA CRIGHTON - Request for a Variance TO ALLOW 17 PARKING SPACES WHERE 19 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED AND TO ALLOW NO LOADING SPACE WHERE ONE LOADING SPACE IS REQUIRED on 0.24 acres at 611 South Sixth Street (APN 139-34-410-221), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED subject to conditions – Motion carried with EVANS and DUNNAM voting NO**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE: See Item 84 [ZON-12262] for all related discussion.**

**(11:33 – 11:54)**

**4-1374**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 85 – VAR-12265

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12262) and Site Development Plan Review (SDR-12264) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-12266 - VARIANCE RELATED TO ZON-12262 AND VAR-12265 - PUBLIC HEARING - APPLICANT: 6TH STREET GROUP, LLC - OWNER: ALISTAIR CRIGHTON AND CYNTHIA CRIGHTON - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF FIVE FEET WHERE A SETBACK OF 72 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW A TRASH ENCLOSURE FIVE FEET FROM A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED; AND TO ALLOW A MAXIMUM BUILDING COVERAGE OF 51% WHERE 50% IS THE MAXIMUM ALLOWED on 0.24 acres at 611 South Sixth Street (APN 139-34-410-221), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED** subject to conditions – Motion carried with EVANS and DUNNAM voting NO

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 84 [ZON-12262] for all related discussion.

(11:33 – 11:54)

**4-1374**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 86 – VAR-12266

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12262) and Site Development Plan Review (SDR-12264) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12264 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12262, VAR-12265, AND VAR-12266 - PUBLIC HEARING - APPLICANT: 6TH STREET GROUP, LLC - OWNER: ALISTAIR CRIGHTON AND CYNTHIA CRIGHTON** - Request for a Site Development Plan Review FOR A PROPOSED 5,700 SQUARE-FOOT OFFICE AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.24 acres at 611 South Sixth Street (APN 139-34-410-221), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED** subject to conditions – Motion carried with EVANS and DUNNAM voting NO

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 84 [ZON-12262] for all related discussion.

(11:33 – 11:54)

**4-1374**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 87 – SDR-12264

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12262), and two Variances (VAR-12265 and VAR-12266) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/10/06 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a one-foot planter along the north property line, and to allow six 24-inch box street and perimeter trees where 17 are required.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the correct building coverage calculation of 51 percent for the site within the "Lot Info" table.
7. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the correct building height for the structure. The dimension to the top of the roof on the south elevation should be 28 feet 9 inches.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.



PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 87 – SDR-12264

**CONDITIONS – Continued:**

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Landscape and maintain all unimproved rights-of-way, if any, on Sixth Street adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping, if any, located in the Sixth Street public right-of-way adjacent to this site prior to occupancy of this site.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
17. Site development to comply with all applicable conditions of approval for ZON-12262 and all other applicable site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-12317 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAWRENCE G. WORTHEN** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.45 acres adjacent to the east side of Martin L. King Boulevard, approximately 250 feet north of Madison Avenue (APN 139-28-601-001), Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 88 [ZON-12317], Item 89 [VAR-12319] and Item 90 [SDR-12315].

MARIO SUAREZ, Deputy Director, Planning and Development Department, reported that the proposal does comply with the intent of the Downtown Redevelopment Plan and staff recommends approval.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 88 – ZON-12317

**MINUTES – Continued:**

LAWRENCE G. WORTHEN, 644 Terrace Point Drive, appeared and concurred with all conditions.

COMMISSIONER GOYNES asked about the trash enclosure being only eight feet from the residence. GARY LEOBOLD, Planning and Development Department, explained that the site is bounded on each side by Residence Estates parcels and the lot is only 86 feet wide. It would be difficult to meet the minimum 50 foot condition anywhere on the site. MARGO WHEELER, Director of Planning and Development, noted a condition of approval on the Variance application that requires the trash be moved to the south side of the parking area. COMMISSIONER GOYNES confirmed with MS. WHEELER that the property to the south is currently vacant. MR. WORTHEN added that he intends to purchase that lot.

COMMISSIONER GOYNES commended MR. WORTHEN for developing in this area and wished him luck. MR. WORTHEN indicated he will be building a restaurant and retail store.

No one appeared in opposition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 88 [ZON-12317], Item 89 [VAR-12319] and Item 90 [SDR-12315].

(11:54 – 11:59)

**4-2202**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-12315) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements on Martin L. King Boulevard and N Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 88 – ZON-12317

**CONDITIONS – Continued:**

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
6. Coordinate all improvements along Martin L. King Boulevard with the City Engineer to determine possible impacts from the Martin Luther King Boulevard widening project.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-12319 - VARIANCE RELATED TO ZON-12317 - PUBLIC HEARING - APPLICANT/OWNER: LAWRENCE G. WORTHEN** - Request for a Variance TO ALLOW AN 86-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED AND TO ALLOW A TRASH ENCLOSURE EIGHT FEET FROM A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 0.45 acres adjacent to the east side of Martin L. King Boulevard, approximately 250 feet north of Madison Avenue (APN 139-28-601-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly),

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 88 [ZON-12317] for all related discussion.

(11:54 – 11:59)

**4-2202**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 89 – VAR-12319

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12317), and Site Development Plan Review (SDR-12315) shall be required.
2. The trash enclosure shall be relocated to the south side of the parking area.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-12315 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12317 AND VAR-12319 - PUBLIC HEARING - APPLICANT/OWNER: LAWRENCE G. WORTHEN** - Request for a Site Development Plan Review FOR A PROPOSED 2,520 SQUARE-FOOT RETAIL BUILDING AND A WAIVER TO ALLOW NO PERIMETER WALLS WHERE 6-FOOT HIGH WALLS ARE REQUIRED on 0.45 acres adjacent to the east side of Martin L. King Boulevard, approximately 250 feet north of Madison Avenue (APN 139-28-601-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 89 [VAR-12319] for all related discussion.

(11:54 – 12:04)

**4-2202**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 90 – SDR-12315

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Rezoning (ZON-12317) and Variance (VAR-12319) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 03/13/06, except as amended by conditions herein.
4. A Waiver from Title 19.08.050.D.1 is hereby approved, to allow no perimeter walls where minimum six-foot walls are required along the north and south property lines.
5. An Exception from Title 19.10.010.H(11b and 11c) is hereby approved, to allow no landscape planter islands and trees within the parking area.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a 15-foot by 25-foot loading space in conformance with Title 19.10 requirements.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Additional shrubs conforming to Title 19.12 requirements must be shown on the technical landscape plan.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Revised elevations shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect changes to the south elevation that will increase visual interest, such as variations in color, material, or relief.



PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 90 – SDR-12315

**CONDITIONS – Continued:**

10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site.
19. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Site development to comply with all applicable conditions of approval for ZON-12317 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12345 - REZONING - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: BRIDGEKEEPER, LLC, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) TO: PD (PLANNED DEVELOPMENT) on 15.0 acres adjacent to the south side of Centennial Parkway, approximately 340 feet west of Shaumber Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter from Greg A. McCabe

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open on Item 91 [ZON-12345] and Item 92 [SDR-12342].

GARY LEOBOLD, Planning and Development Department, reported that the proposed rezoning is consistent with the intent of the Planned Community Development Master Plan designation of the area and does fall within the allowable density range. The requested designation will allow greater flexibility in developing the site, which was previously approved for a 120-lot single

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 91 – ZON-12345

**MINUTES – Continued:**

family residential development, to be more compatible with surrounding land. MR. LEOBOLD informed the board that the applicant has prepared a Master Development Plan; however, because it is a large and bulky document, it was not included in the back up package. Staff has included a condition regarding signage standards and permitted uses because the document does not address those areas.

TABITHA KEETCH, Attorney, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and thanked staff for their support. She concurred with all conditions and requested approval. ATTORNEY KEETCH pointed out that the City had originally identified this site as a public facility site and it has now been represented to the developer that the public facility site has been moved towards Ann Road and Puli Road.

No one appeared in opposition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed on Item 91 [ZON-12345] and Item 92 [SDR-12342].

(11:59 – 12:04)

**4-2456**

**CONDITIONS:**

Planning and Development

1. The previous Resolution of Intent on the subject property shall be expunged.
2. The development shall comply with all requirements of the Planned Development Zoning District (Title 19.06.050), including approval of a Master Development Plan and Development Standards.
3. The Master Development Plan and Development Standards shall be amended to add sections defining permitted uses and signage.
4. Conformance with the approved Master Development Plan and Development Standards, except as modified by conditions herein. Any major amendment to the Master Development Plan shall be advertised and heard as a public hearing item before the Planning Commission and City Council.
5. A Site Development Plan Review (SDR-12342) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 91 – ZON-12345

**CONDITIONS – Continued:**

Public Works

6. Dedicate 50 feet of right-of-way adjacent to this site for Centennial Parkway.
7. Construct half-street improvements including appropriate overpaving (if legally able) on Centennial Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
9. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend an oversized public sewer line from Tropical Parkway located east of the I-215 Beltway to this site at a size and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12342 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12345 - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: BRIDGEKEEPER, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 118-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.0 acres adjacent to the south side of Centennial Parkway, approximately 340 feet west of Shaumber Road (APNs 126-25-101-001, 002, and 005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

NOTE: See Item 91 [ZON-12345] for all related discussion.

(11:59 – 12:04)

**4-2456**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 92 – SDR-12342

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12345) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the Master Development Plan and Development Standards associated with this site, and the site plan, landscape plan, and building elevations, date stamped 03/14/06, except as amended by conditions herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to indicate vehicular access to Lots 61-64.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the location and number of shrubs and groundcover as required by Title 19.12. This landscape plan shall also be revised to show vehicular access to Lots 61-64.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 92 – SDR-12342

**CONDITIONS – Continued:**

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
13. Private streets shall be identified as "Public Sewer and Public Drainage Easements to be privately maintained".
14. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-12345 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 92 – SDR-12342

**CONDITIONS – Continued:**

drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. Provide standard knuckles unless specific deviations are allowed.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-12347 - REZONING - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: JANICE SUSAN HICKS AND KEVIN HICKS, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 4.9 acres at 6600, 6550, and 6540 West Hammer Lane (APNs 125-35-103-008 through 011), Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED** subject to conditions – Motion carried with **DAVENPORT** and **DUNNAM** voting **NO** and **EVANS** not voting

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open on Item 93 [ZON-12347], Item 94 [VAR-12730] and Item 95 [SDR-12340].

GARY LEOBOLD, Planning and Development Department, reported rezoning the site is compatible with neighborhood zoning districts and development. This project is going to

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 93 – ZON-12347

**MINUTES – Continued:**

be an extension of the recently approved Ann/Rainbow development to the north of this site. The developments will not connect but the products and designs will be very similar. The proposed project will have access onto Hammer Lane. The requested Variance is only for 1/10<sup>th</sup> of an acre and staff can support that request.

ATTORNEY TABITHA KEETCH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, thanked staff for their support and accepted all conditions.

DOUG LOVEGROVE, 6500 Hammer Lane, stated he was the first resident on this street back in 1977. He asked the Commission to deny this application and stated that COUNCILMAN ROSS wants the entire area to remain zoned as Residence Estates.

CHRIS STOLTFUS, 5435 North Rainbow Boulevard, indicated that he, along with other residents, met with COUNCILMAN ROSS, the land owners and representatives from Pulte Homes a few months ago. At that time, the Councilman made it clear to Pulte Homes that he did not want them to checkerboard any property on the perimeter of Rainbow Boulevard and Hammer Lane. Despite the Councilman's request, that is exactly what has been done. MR. STOLTFUS opposed the applications and took offense to the manner in which Pulte Homes is reacting to the asking price for the land they seek to purchase. COMMISSIONER TRUESDELL stated he did not feel it was appropriate for the Commission to hear complaints regarding property negotiations.

PAUL WEBER, 6520 West Hammer Lane, stated his property is next to the proposed development. Like many people, he worked hard to be able to build a home to retire in and it is a nice home. The properties being purchased by Pulte Homes will accommodate homes of about 2,000 square feet. His home is 4,000 square feet and he has a pool and animals. He would like to see the neighborhood preserved. MR. WEBER opposed the development; however, if approved, he would like the developer to be required to stand by promises made during the neighborhood meeting. The residents in the area have asked Pulte Homes to design only one-story homes along the back of the property and to install a block wall and Pulte agreed.

ATTORNEY KEETCH rebutted by pointing out this is a conforming amendment, it is consistent with changes that have been approved and are developed in the surrounding area. She confirmed that a commitment was made during the neighborhood meeting to have single-story homes adjacent to MR. WEBER'S east perimeter on Lots 5 and 4 and she assured the Commission that the developer will stand by that commitment.

During the motion for the Site Development Application, ATTORNEY KEETCH asked that COMMISSIONER TRUESDELL'S amendment to Condition 4 be revised. Pulte Homes has

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 93 – ZON-12347

**MINUTES – Continued:**

agreed to limit single-story homes only on lots adjacent to MR. WEBER'S land not on the entire site. MR. LEOBOLD pointed out to the Commission that all homes on the plan are reflected as single story. ATTORNEY KEETCH indicated that Pulte Homes would object to such a condition because they intend to let the purchaser choose one or two story models with the exception of Lots 4 and 5. MR. LEOBOLD explained that a Review of Condition or a major Site Plan Review would be required to submit new elevations. There is no two-story option with the current application. ATTORNEY KEETCH stated she would accept the condition change and work on addressing the confusion prior to Council. MARGO WHEELER, Director of Planning and Development, clarified that the proposed change would make the project larger and that could not be amended by any action prior to Council. ATTORNEY KEETCH replied that the applicant will accept the condition and move forward with the plan as single story units only.

COMMISSIONER TRUESDELL wanted to note that if there is a subsequent review of conditions, it would be reviewed for lots other than the Residential Estate zoned property to the east. ATTORNEY KEETCH agreed.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed on Item 93 [ZON-12347], Item 94 [VAR-12730] and Item 95 [SDR-12340].

(11:59 – 12:04)

**4-2456**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-12340) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements including appropriate transitional paving on Hammer Lane, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 93 – ZON-12347

**CONDITIONS – Continued:**

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-12730 - VARIANCE RELATED TO ZON-12347 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: JANICE SUSAN HICKS AND KEVIN HICKS, ET AL - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 4.9 ACRES WHERE FIVE ACRES IS THE MINIMUM AREA REQUIRED at 6600, 6550, and 6540 West Hammer Lane (APNs 125-35-103-008 through 011), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESEL - APPROVED subject to conditions – Motion carried with DAVENPORT and DUNNAM voting NO and EVANS not voting**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE: See Item 93 [ZON-12347] for all related discussion.**

**(11:59 – 12:04)**

**4-2456**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 94 – VAR-12730

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12347) and Site Development Plan Review (SDR-12340) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-12340 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12347 AND VAR-12730 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: JANICE SUSAN HICKS AND KEVIN HICKS, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 17-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.9 acres at 6600, 6550, and 6540 West Hammer Lane (APNs 125-35-103-008 through 011), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESEL - APPROVED subject to conditions - Motion carried with DAVENPORT and DUNNAM voting NO and EVANS not voting**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

**NOTE: See Item 93 [ZON-12347] for all related discussion.**

**(11:59 - 12:04)**

**4-2456**

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 95 – SDR-12340

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12347) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 03/14/06, except as amended by conditions herein.
4. The standards for this development shall include a minimum lot size of 6,400 square feet. Building height shall not exceed one story or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house or side-loading garage, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the location and number of shrubs and groundcover as required by Title 19.12.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.



PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 95 – SDR-12340

**CONDITIONS – Continued:**

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-12347 and all other subsequent site-related actions.
15. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-12350 - REZONING - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: WW CENTENNIAL HILLS, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) [CC (COMMUNITY COMMERCIAL) GRAND CANYON VILLAGE SPECIAL LAND USE DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [CC (COMMUNITY COMMERCIAL) GRAND CANYON VILLAGE SPECIAL LAND USE DESIGNATION] on a portion of 34.13 acres at the northwest corner of Oso Blanca Road and Horse Drive (APN 125-07-601-005), Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protests from Steve Sanson and Don Cullison

**MOTION:**

**STEINMAN – APPROVED** subject to conditions and amending the following condition:

4. Construct full width street improvements adjacent to the entire legal parcel on Oso Blanca Road to match adjacent development, full width or half-street improvements (as appropriate) including appropriate transition paving and overpaving (if legally able) on Grand Canyon Drive and Horse Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Improvements on Horse Drive and Oso Blanca Road shall be coordinated with the City Engineer's Office to ensure compatibility with the planned Horse Drive /US95 interchange.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 96 – ZON-12350

**MOTION – Continued:**  
**– UNANIMOUS**

**To be heard by City Council on 06/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, indicated the applicant is attempting to obtain Planned Development (PD) zoning on the western third of the subject parcel. The remainder of the parcel is currently zoned as PD. Approval of this rezoning will facilitate an application for a shopping center that will consist of a major anchor tenant with a number of other retail uses in the principal building and on 16 pad sites of various sizes. The related applications pertaining to that development were scheduled for this meeting but were held in abeyance to the 5/25/2006 Planning Commission meeting. The zoning request conforms to the PCD Community Development Master Plan Land Use designation and the application is in conformance with the Community Commercial Special Land Use designation of the Grand Canyon Village Master Development Plan. Staff supports the application.

ATTORNEY TABITHA KEETCH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, thanked staff for their favorable report and concurred with all conditions.

COMMISSIONER TRUESDELL indicated that there were handouts regarding the alignment of Horse Drive. He asked if that alignment would affect this development. MR. LEOBOLD explained the portion being rezoned is at the west end of the site and the alignment handout the Commissioner referred to related to the western portion of Horse Drive. The alignment will affect the site where it is closest to the Horse Drive/Oso Blanca Road intersection.

COMMISSIONER STEINMAN questioned a map showing an area along the freeway marked as “not a part”. MR. LEOBOLD explained that the entire parcel had to be identified because it is a single parcel. The front portion of the parcel is already zoned PD. The Commissioner stated the shopping center is almost totally enclosed so that the stores are not visible from the front of the property. He did not agree with the design of the shopping center. Planning and Development Director, MARGO WHEELER, reminded COMMISSIONER STEINMAN that the application being heard was not the Site Development Review but just the zoning. There will be an opportunity to review the design during the May 25<sup>th</sup> Planning Commission meeting. Only the zoning should be considered.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 96 – ZON-12350

**MINUTES – Continued:**

GINA VENGLASS, Public Works Department, pointed out an amendment was necessary for Condition 4 and she read the modification into the record. ATTORNEY KEETCH concurred.

No one appeared in opposition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(12:15 – 12:23)

**4-3229**

**CONDITIONS:**

Planning and Development

1. Site Development Plan Review (SDR-12351) and Variance (VAR-12689) applications approved by the City of Las Vegas are required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Coordinate with the City Engineer for the realignment and acquisition requirements for the Horse Drive Interchange. The submitted Site Plan shall be revised to reflect the requirements for the future interchange.
3. Dedicate 40 feet and 80 feet of right-of-way, where appropriate, adjacent to this site for Grand Canyon Drive and all corresponding radii, 50 feet and 100 feet, where appropriate, for Horse Drive and all corresponding radii and a 54 foot radius on the northwest corner of Grand Canyon Drive and Horse Drive prior to the issuance of any permits. In addition, dedicate 10-feet of right-of-way for a total width of 80-feet on Oso Blanca Road prior to the issuance of any permits. Additional rights-of-way for bus turn-outs, dual left turn lanes and free-right turn lanes shall also be dedicated unless specifically noted as not needed in the approved Traffic Impact Analysis.
4. Construct full width street improvements adjacent to the entire legal parcel on Oso Blanca Road, full width or half-street improvements (as appropriate) including appropriate transition paving and overpaving (if legally able) on Grand Canyon Drive and Horse Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Improvements on Horse Drive and

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 96 – ZON-12350

**CONDITIONS – Continued:**

Oso Blanca Road shall be coordinated with the City Engineer's Office to ensure compatibility with the planned Horse/US95 interchange.

5. Extend oversized public sewer to the northern edge of this site in Oso Blanca Road and to the western edge in Horse Drive to locations and depths acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 96 – ZON-12350

**CONDITIONS – Continued:**

approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-12689 – VARIANCE RELATED TO ZON-12350 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: WW CENTENNIAL HILLS, LLC - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE A 75-FOOT SETBACK IS THE MINIMUM REQUIRED on a portion of 34.13 acres at the northwest corner of Oso Blanca Road and Horse Drive (APN 125-07-601-005), R-E (Residence Estates) Zone [CC (Community Commercial) Grand Canyon Village Special Land Use Designation] [PROPOSED: PD (Planned Development) Zone] [CC (Community Commercial) Grand Canyon Village Special Land Use Designation], Ward 6 (Ross).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>3</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to the May 25, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Protests from Steve Sanson and Don Cullison

**MOTION:**

**TRUEDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 97 – VAR-12689

**MOTION – Continued:**

[GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Regarding Item 97 [VAR-12689] and Item 98 [SDR-12351], GARY LEOBOLD indicated that the items are to be renoticed because incorrect information pertaining the residential adjacency setback was given. The items are to be held in abeyance to 5/25/2006 and he supported the request. Related Item 96 [ZON-12350] will be heard as scheduled.

(6:03 – 6:15)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12351 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12350 AND VAR-12689 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: WW CENTENNIAL HILLS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 262,475 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 34.13 acres at the northwest corner of Oso Blanca Road and Horse Drive (APN 125-07-601-005), R-E (Residence Estates) Zone [CC (Community Commercial) Grand Canyon Village Special Land Use Designation] and PD (Planned Development) Zone [PROPOSED: PD (Planned Development) Zone] [PROPOSED: CC (Community Commercial) Grand Canyon Village Special Land Use Designation], Ward 6 (Ross).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>3</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to the May 25, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Protests from Steve Sanson and Don Cullison

**MOTION:**

**TRUEDELL** – Motion to **HOLD IN ABEYANCE** Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; **TABLE** Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; **WITHDRAW WITHOUT PREJUDICE** Item 66

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 98 – SDR-12351

**MOTION – Continued:**

[GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Regarding Item 97 [VAR-12689] and Item 98 [SDR-12351], GARY LEOBOLD indicated that the items are to be renoticed because incorrect information pertaining the residential adjacency setback was given. The items are to be held in abeyance to 5/25/2006 and he supported the request. Related Item 96 [ZON-12350] will be heard as scheduled.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-11645 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: J. ALLEN LYTLE AND TRUDI L. LYTLE** - Request for a Variance TO ALLOW A 21.5-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED AND TO ALLOW A 19-FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.51 acres at 1930 Rosemere Court (APN 163-03-313-009), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

**P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest from Sherman Kerl and Marjorie Boulden

**MOTION:**

**EVANS – APPROVED subject to conditions – Motion carried with GOYNES and STEINMAN voting NO**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, reported that the request is self-imposed because the proposed is too large for the site. He noted that several family dwellings are inconsistent with the setback requirements and recommended denial.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 99 – VAR-11645

**MINUTES – Continued:**

ALLEN LYTLE, 4705 Aladdin Lane, disagreed with the recommendation and disputed that the allowances proposed should be acceptable. MR. LYTLE depicted renderings to describe surrounding properties that have similar setbacks.

COMMISSIONER EVANS asked if adjacent neighbors were notified of the proposal and, if so, were their comments documented. MR. LYTLE indicated that he informed the neighbors via a letter of his intent to modify the property and while he has spoken with one neighbor who did not oppose the request, he did not make contact with all neighbors.

COMMISSIONER DAVENPORT acknowledged that the property owner of 1861 Rosemere Court expressed opposition to the request by phone but property owner of 1960 Rosemere Court supported the request.

COMMISSIONER STEINMAN requested clarification about the 50-foot requirement. MR. LEOBOLD explained that the front-yard setback requirement is 50 feet where only 19 feet would be provided at one point, and 24 feet at another end of the building. MR. LEOBOLD stated that there are some radius provisions granted since the lot is part of a cul-de-sac, although he did not have the details of that allowance. COMMISSIONER STEINMAN stated that the size of the home is overwhelming for the size of the lot.

COMMISSIONER EVANS questioned if there would be a public safety issue caused by the setback shortage, and if the design standards are too extreme for existing homes in the area. MR. LEOBOLD stated that while the home is not extreme, it does deviate from the standards set forth for Residence Estates. Since the neighbors do not object to the proposal, COMMISSIONER EVANS supported the request. COMMISSIONER STEINMAN stated that because the home would be situated on a corner and entry lot, he would not support the request.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(12:23 – 12:36)

**4-3713**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0012-87) and all subsequent site related actions.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-12153 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LORENZO LIMON AND CONSTANTINA ENRIQUEZ DE LIMON** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED CARPORT on 0.16 acres at 1204 Purple Sage Avenue (APN 139-29-111-070), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

**P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DAVENPORT – APPROVED subject to conditions – Motion carried with TRUESDELL and STEINMAN voting NO**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, stated that the proposal is for a carport on the front of the subject property. Findings for approval were not found and therefore he recommended denial.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 100 – VAR-12153

**MINUTES – Continued:**

LORENZO LIMON, 1204 Purple Sage, requested permission to build a carport and stated the need for an additional five feet is to allow enough space to accommodate his vehicle.

COMMISSIONER TROWBRIDGE questioned if MR. LIMON contacted his neighbors about the request and whether there was any objection. MR. LIMON confirmed he discussed the proposal with his neighbors who favored the request and in hopes to be granted the same permission to construct something similar for their own property.

COMMISSIONER EVANS queried if a meeting is arranged to educate applicants and GARY LEOBOLD, Planning and Development Department, replied that meetings are held and applicants are encourage to obtain written comments from adjacent neighbors but are not required. MARGO WHEELER, Director of Planning and Development, stated that staff's emphasis is on legal findings pursuant to the lot rather than opinions of nearby residents.

At the request of COMMISSIONER DAVENPORT, MR. LIMON indicated that the carport would only be enclosed at the south side of the house but would not hinder the view of a reversing vehicle. COMMISSIONER TRUESDELL stated that if this request is approved, interested neighbors will request the same allowance and because they are situated too close to the street, he would not support the item.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(12:36 – 12:42)

**5-440**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall acquire all necessary permits from the Department of Building and Safety.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-12260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRUCE W. WEED** - Request for a Variance TO ALLOW A ZERO-FOOT SETBACK FROM THE REAR PROPERTY LINE WHERE THREE FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW AN ACCESSORY STRUCTURE FOUR FEET FROM THE MAIN DWELLING WHERE SIX FEET IS THE MINIMUM DISTANCE REQUIRED FOR AN EXISTING SHED on 0.15 acres at 6947 Peggy Drive (APN 138-34-811-040), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – DENIED – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, stated that the proposed storage shed consist of 128.7 square feet and requires a building permit. Although the subject property has a rectangular shape, there are no findings to support the request. MR. SUAREZ noted a condition of approval to obtain a building permit to meet all distances of structures

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 101 – VAR-12260

**MINUTES – Continued:**

between buildings.

BRUCE WEED, 6947 Peggy Drive, stated that the structure is currently in place as it was purchased with the home. He stated that he currently uses the accessory structure for storage and requested approval.

COMMISSIONER DUNNAM researched the final map of the lot and he discovered that the existing shed resides over a three-foot public utility easement. If the structure were to remain, he would suggest MR. WEED vacate the public utility easements noting that condition would be costly.

COMMISSIONER STEINMAN pointed out that the property abuts the blood center and is structure is visible from the rear. There is also a fire and safety issue because the structure is only one foot away from the primary structure. MR. WEED stated that the base of the structure is nearly four feet away but confirmed there is a wooden overhang that is one foot in distance from the primary structure. The request would require a safety inspection and he did not believe the structure would pass the inspection because of the close distance. COMMISSIONER STEINMAN stated that if the structure were moved to relieve the public easements, it would further endanger the structure since it would bring the overhang closer to the home.

At the request of COMMISSIONER EVANS, DEPUTY CITY ATTORNEY JAMES LEWIS confirmed there is a possibility that upon the purchase of the property a disclosure should have been included informing the buyer that the structure was not properly permitted and resided over a public utility easement. DEPUTY CITY ATTORNEY LEWIS stated that it would be difficult for the applicant to argue that complaint now. Regardless of the applicant's purchase situation, the property is still required to abide by Code requirements.

COMMISSIONER GOYNES attempted to support the application but because the applicant would be required to relocate the structure to allow access to the utility easements so as to obtain the necessary permits, he supported staff's recommendation for denial.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(12:42 – 12:51)

**5-620**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-12401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CAREFREE WINTERHAVEN II, L.L.C.** - Request for a Variance TO ALLOW A 45-FOOT HIGH 672 SQUARE-FOOT ON-PREMISE SIGN WHERE A 12-FOOT HIGH 48 SQUARE-FOOT ON-PREMISE SIGN IS THE MAXIMUM PERMITTED on 2.67 acres at 3300 Winterhaven Street (APN 138-10-803-011), R-4 (High Density Residential) Zone, Ward 6 (Ross).

**P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Jawa Studio

**MOTION:**

**TRUESDELL – TABLE – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, reported that the proposed sign is substantially larger than what is permitted by Code. This on-premise sign is not consistent with any freestanding signs in the area and he recommended denial.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 102 – VAR-12401

**MINUTES – Continued:**

The applicant was not present and no one appeared in opposition.

COMMISSIONER TRUESDELL pointed out that this property had appeared before the Commissioners several years ago for a similar application that consisted of a very large sign on the south end of the parcel. He suggested the item be tabled until the applicant opts to have the item heard again.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(12:52 -12:54)

**5-939**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**VAR-12669 - VARIANCE - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC** - Request for a Variance TO ALLOW A THREE-STORY BUILDING WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED on 2.72 acres at 7401 West Smoke Ranch Road (APN 138-22-102-004), U (Undeveloped) [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 4 (Brown).

**C.C.: 06/07/06****PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0****APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0****RECOMMENDATION:**Staff recommends **DENIAL**.**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:****STEINMAN – APPROVED subject to conditions – UNANIMOUS****To be heard by the City Council on 5/17/2006****MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the property in question is currently zoned Professional Office and Parking (PR), which allows mixed use development of up to two stories in height. The applicant is requesting a Variance to allow development of a three-story project below 35 feet in height. MR. LEOBOLD clarified that the Code is specific to the number of stories rather than the total maximum height. The Site Development Plan Review [SDR-10784] for the project is contingent upon a condition requiring approval of the Variance to the

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 103 – VAR-12669

**MINUTES – Continued:**

building height and will be heard by the City Council on 5/17/2006. Because there is no unusual circumstance that requires the third story as a necessity and nearby residents could be affected by the proposed development, MR. LEOBOLD recommended denial.

DAVE CLAPSADDLE, GC Garcia, 1711 Whitney Mesa Drive, appeared on behalf of the applicant. He noted that the Special Use Permit was heard on 3/23/2006 and at that time, the applicant accepted a condition to return with a Variance to allow the third story. He noted that the project would conform to all standards other than the lot width that is associated with an approved Variance, and respectfully requested approval.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(12:54 – 12:58)

**5-1029**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-10783) and Site Development Plan Review (SDR-10784) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**RQR-12232 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CAROL HARRISON** - Required Five Year Review of an approved Variance (V-0023-89) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**IF APPROVED: C.C.: 06/07/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – DENIED – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated this is the fourth review of the off-premise sign constructed in 1990. Upon the 3/28/2006 site inspection the east facing billboard displayed advertising that is inadequate in size, there was extensive graffiti and bird dropping on the billboard. Because previous conditions of approval have not been met, MR. LEOBOLD recommended denial.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 104 – RQR-12232

**MINUTES– Continued:**

ROD CARTER, 2880 Mead Avenue, confirmed that the sign had not been in conformance but noted that every sign belonging to Clear Channel Outdoor is in the process of being renovated. MR. CARTER requested approval.

COMMISSIONER TRUESDELL acknowledged that the sign influences several residents and is becoming out of character for the area. Because many billboards have been modified to display LED boards, he suggested proactively prohibiting this billboard from modifying to an LED billboard. COMMISSIONER TRUESDELL stated that allowing the sign to convert would inevitably disturb residents who could be affected in the area. COMMISSIONER TRUESDELL concluded by noting the terrible condition of the billboard and expressed dissatisfaction that Clear Channel Outdoor, who is the world's largest media company, cannot maintain the boards in a sufficient manner.

COMMISSIONER EVANS concurred with COMMISSIONER TRUESDELL'S comments. He added that billboards are permitted subject to a five-year review yet violate and disregard the Code. Upon scheduled reviews and exposure of noncompliance, a promise is made to comply with requirements but should not be accepted since the revenue collected is beyond substantial.

MR. CARTER argued that Clear Channel has taken the initiative on maintenance for all billboards but simply cannot keep up with vandals. MR. CARTER pointed out that he has worked closely with Council to mitigate complaints immediately and promised to continue serving the community in a timely manner. MR. CARTER confirmed for CHAIRMAN TROWBRIDGE that there was previous discussion that Clear Channel hired a crew specifically to maintain their billboards. CHAIRMAN TROWBRIDGE suggested an additional crew since the business is lucrative and can afford to provide something better for the valley.

CHAIRMAN TROWBRIDGE referenced pictures of the sign, which revealed that only half of one side of the billboard was occupied. MR. CARTER responded that because the visibility for that side of the sign is shielded by trees, it is difficult to advertise. COMMISSIONER EVANS suggested that in those circumstances, that portion of the sign could be made available for a public service announcement instead of leaving the sign in an unattractive manner.

COMMISSIONER TRUESDELL questioned how much such an application costs and MR. LEOBOLD indicated that the licenses for billboards are nearly \$600. To continue to display acts of a fine corporate citizen, COMMISSIONER TRUESDELL suggested the billboards be held accountable.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(12:58 – 1:08)

**5-1151**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**RQR-12233 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468** - Required One Year Review of an approved Special Use Permit (U-0216-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**IF APPROVED: C.C.: 06/07/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**STEINMAN – APPROVED subject to conditions – Motion carried with GOYNES voting NO**

**To be heard by City Council on 6/07/2006**

**MINUTES:**

**CHAIRMAN TROWBRIDGE** declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this application would be the third review of an off-premise sign constructed in 1991. The site inspection conducted on 4/13/2006 revealed the sign is in good conditions; however, the sign did not obtain a final inspection and thus a condition upon approval is in place to mitigate that concern. He recommended approval.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 105 – RQR-12233

**MINUTES – Continued:**

ROD CARTER, 2880 Meade Avenue, appeared on behalf of the applicant and requested approval.

MR. LEOBOLD confirmed for COMMISSIONER STEINMAN that the sign was reported to be in good condition. COMMISSIONER STENMAN indicated that when he visited the sign, it was did not appear to be completed but supported the application based on staff's recommendation.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(1:08 – 1:11)

**5-1551**

**CONDITIONS:**

Planning and Development

1. The applicant shall obtain building permits and call for final inspection by the Building and Planning Department within thirty (30) days of approval by the City Council.
2. The Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the Off-Premise Advertising (Billboard) Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-premise Advertising (Billboard) Sign is removed.
3. If the existing Off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
4. The Off-premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-premise Advertising (Billboard) Sign.
5. All City Code requirements and design standards of all City Departments shall be satisfied.
6. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**RQR-12283 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: DENNIS HANCOCK - OWNER: ZYGMUNT AMARETTI** - Required One Year Review of an approved Special Use Permit (SUP-2203) WHICH ALLOWED AN AUTO REPAIR GARAGE, MAJOR AND WAIVERS TO ALLOW MAJOR REPAIR AND SERVICE WORK OUTSIDE OF AN ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

**IF APPROVED: C.C.: 06/07/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Protest from John M. Netzorg

**MOTION:**

**EVANS – APPROVED subject to conditions – Motion carried with TRUESDELL voting NO**

**To be heard by City Council on 6/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this application is the third review for the existing auto repair garage. The site inspection completed April 6, 2006 revealed that the applicant has not complied with Conditions 1 and 2 of RQR-6122, which

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 106 – RQR-12283

**MINUTES – Continued:**

prohibit razor wire fencing and disabled cars parked out side of the screened yard. MR. LEOBOLD recommended denial.

GARY GRAY, 706 Bricken Avenue, appeared on behalf of the applicant. He stated that the shop operates in close proximity with another repair shop and the parking area assigned for employees, which make it difficult to tell if all vehicles noted during the site inspection were disabled. MR. GRAY depicted renderings of the location of the repair shop in question and noted proper fence screening. He stated that when the property was first leased it already contained razor and barbed wire atop the seven-foot fence. When the applicant was summoned to remove the razor wire, he was informed via fax that security wire was allowed atop security fences of six feet or taller and therefore left the barbed wire assuming it was classified as security wire.

CHAIRMAN TROWBRIDGE questioned if major repair work is conducted outside of the enclosed building and MR. GRAY stated that the applicant had received approval to use an outside lift when necessary but that the majority of work is done inside. COMMISSIONER STEINMAN inquired about the hours of operation and MR. GRAY confirmed that the business usually closes between 6 p.m. and 7 p.m.

Upon COMMISSIONER STEINMAN'S query, MARGO WHEELER, Director of Planning and Development, stated that horizontal security wires are permissible. COMMISSIONER EVANS expressed concern about the location of the repair shop in the redevelopment area. He stated that it would be to his benefit to work as a small business for the duration of his lease.

MR. GRAY referenced a police report of one-quarter mile radius from the repair shop, which reflected 173 reported incidences, 14 of which were stolen vehicles and 12 of which recovered. He noted that some type of security to the fence is necessary and requested approval.

DEPUTY CITY ATTORNEY JAMES LEWIS reviewed the letter faxed to the applicant and confirmed it consists of two pages of the Building Code without any opinion. It does state that barbed wire is permitted on security fences six feet from ground level or taller. COMMISSIONER EVANS supported the request and suggested another one-year review and MR. LEOBOLD confirmed that Condition 2 includes a one-year review.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(1:11 – 1:23)

**5-1644**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 106 – RQR-12283

**CONDITIONS:**

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-2203) and Required Review (RQR-6122).
2. The Special Use Permit shall be reviewed in one year at which time the City Council may require cessation of the use. The applicant shall be responsible for the notification costs of the review. Failure to pay the City for these costs may result in cessation of the use.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-12250 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JUSTEN MARTINEZ - OWNER: DAN MARTINEZ AND STEPHANY MARTINEZ** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the northwest corner of Eighth Street and Carson Avenue (APN 139-34-612-083), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Withdrawal request from Justen Martinez

**MOTION:**

**TRUESDELL** – Motion to **HOLD IN ABEYANCE** Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; **TABLE** Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; **WITHDRAW WITHOUT PREJUDICE** Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – **UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 107 – SUP-12250

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development, stated that Item 107 [SUP-12250] and Item 108 [SDR-12249] were requested to be withdrawn without prejudice so the applicant can acquire more land to redesign the site. He supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-12249 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12250 - PUBLIC HEARING - APPLICANT: JUSTEN MARTINEZ - OWNER: DAN MARTINEZ AND STEPHANY MARTINEZ** - Request for a Site Development Plan Review FOR A 47-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 6,505 SQUARE FEET OF COMMERCIAL SPACE; AND WAIVERS OF THE STEPBACK AND BUILD-TO-LINE REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN on 0.89 acres at the northwest corner of Eighth Street and Carson Avenue (APN 139-34-612-083), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Withdrawal request from Justen Martinez for Items 107 and 108 filed under Item 107

**MOTION:**

**TRUEDELL** – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 108 – SDR-12249

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development, stated that Item 107 [SUP-12250] and Item 108 [SDR-12249] were requested to be withdrawn without prejudice so the applicant can acquire more land to redesign the site. He supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-12279 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: ADAS, LLC - Request for a Special Use Permit FOR A PROPOSED 638-FOOT TALL BUILDING WITHIN THE McCARRAN AIRPORT OVERLAY DISTRICT at 2210 South Las Vegas Boulevard (APN 162-04-813-075), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Cherie L. Guzman

**MOTION:**

**TRUESDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 109 – SUP-12279

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Related Item 109 [SUP-12279], Item 110 [SUP-12280] Item 111 [SDR-12278] have been requested to be heard on 5/25/2006 in order to be renoticed with waivers of Downtown standards. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-12280 - SPECIAL USE PERMIT RELATED TO SUP-12279 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: ADAS, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 2210 South Las Vegas Boulevard (APN 162-04-813-075), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Cherie L. Guzman for Items 109 through 111 filed under Item 109

**MOTION:**

**TRUESDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 110 – SUP-12280

**MOTION – Continued:**

**NOTE:** COMMISSIONER TRUESDELL stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE:** COMMISSIONER DAVENPORT disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Related Item 109 [SUP-12279], Item 110 [SUP-12280] Item 111 [SDR-12278] have been requested to be heard on 5/25/2006 in order to be renoticed with waivers of Downtown standards. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-12278 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12279 AND SUP-12280 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: ADAS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 46-STORY MIXED-USE DEVELOPMENT CONSISTING OF 246 RESIDENTIAL UNITS AND 2,345 SQUARE FEET OF COMMERCIAL SPACE on 0.53 acres at 2210 South Las Vegas Boulevard (APN 162-04-813-075), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Cherie L. Guzman for Items 109 through 111 filed under Item 109

**MOTION:**

**TRUESEL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 111 – SDR-12278

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

Related Item 109 [SUP-12279], Item 110 [SUP-12280] Item 111 [SDR-12278] have been requested to be heard on 5/25/2006 in order to be renoticed with waivers of Downtown standards. GARY LEOBOLD, Planning and Development, supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-12355 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KAMAL OSMAN SHEIKH - OWNER: Z & Z, INC. - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT FOR BEER/WINE/COOLER OFF-SALE at 715 Fremont Street (APN 139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly).**

**C.C.: 06/07/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>7</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Crime Statistics submitted by Mario Suarez and letters of protest with signatures from downtown business owners

**MOTION:**

**GOYNES – DENIED – UNANIMOUS**

**To be heard by the City Council on 6/07/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, reported that the application is for an off sale beer and wine cooler establishment within an existing grocery store. He recommended denial because the location of the market is within the Downtown Entertainment Overlay District that is designed for blues, jazz and comedy uses. MR. SUAREZ distributed crime statistics pertaining to the past three years and he briefed the Commissioners on its contents.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 112 – SUP-12355

**MINUTES – Continued:**

KAMAL OSHMAN SHEIKH appeared and stated that he has had no conflict with Las Vegas Metropolitan Police Department (Metro). MR. SHEIKH indicated that the problems noted in the crime statistics should not influence the decision for his business's privileges.

KEVIN KELLY, 120 North Las Vegas Boulevard, appeared on behalf Streamline Towers, LLC and the Board of Directors of the Entertainment District. MR. KELLY stated that there is an increased criminal element to the sale of single bottles of liquor per discussions with Metro. He submitted a petition of owners in the District who oppose the application and recommended denial.

COMMISSIONER GOYNES stated that he would not support the application because there is a sufficient amount of alcohol sold in this area.

COMMISSIONER TRUESDELL referenced the crime statistics provided and noted that the report affects many who conduct business in the area. It would take a community effort to assure that crime does expand to other portions of the area that are currently under improvement. He did not support the request.

COMMISSIONER STEINMAN questioned if MR. SHEIKH currently sells alcohol and MR. SHEKH stated that he does not presently sell alcohol and would like to in order to supply the demand for it. COMMISSIONER STEINMAN noted that when taking the chance of selling alcohol, businesses often risk the chance of attracting crime.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(1:23 – 1:35)

**5-2169**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

PLANNING COMMISSION MEETING OF: APRIL 27, 2006

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**SUP-12411 - SPECIAL USE PERMIT RELATED TO SUP-12355 - PUBLIC HEARING - APPLICANT: KAMAL OSMAN SHEIKH - OWNER: Z & Z, INC. - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 715 Fremont Street (APN 139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly).**

C.C.: 06/07/06

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be **HELD IN ABEYANCE** to the May 11, 2006 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

**MOTION:**

**TRUESDELL – Motion to HOLD IN ABEYANCE Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; TABLE Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; WITHDRAW WITHOUT PREJUDICE Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – UNANIMOUS**



PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 113 – SUP-12411

**MOTION – Continued:**

**NOTE: COMMISSIONER TRUESDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

**MINUTES:**

GARY LEOBOLD, Planning and Development Department, reported that the applicant of Item 113 [SUP-12411] requested the item be held in abeyance to 5/11/2006 to renote the application with a waiver request. He supported the request.

(6:03 – 6:15)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**EOT-12247 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: LABORS LOCAL 872 TRAINING CENTER - OWNER: UNION INTERNATIONAL HODCARRIERS #872** - Request for an Extension of Time of an approved Site Development Plan Review [Z-0070-78(4)] TO ALLOW THE CONTINUED USE OF MODULAR BUILDINGS on 9.29 acres at 4201 East Bonanza Road (APN 140-31-501-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this proposal is the fifth extension of time for the subject site. MR. LEOBOLD indicated that the applicant is proposing a two-year extension of time for the existing modular buildings until a permanent structure could be built. He supported the application since the applicant has complied with previous conditions, the buildings are compatible with adjacent development and the location provides buffering and screening.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 114 – EOT-12247

**MINUTES – Continued:**

MARK EDGEL, 5645 West Alexander, appeared on behalf of the applicant, concurred with conditions and requested approval.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(1:36 – 1:37)

**5-2711**

**CONDITIONS:**

Planning and Development

1. This Extension of Time will expire on June 23, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0070-78(4)] and [Z-0070-78(6)] as required by the Planning and Development Department and Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**ABEYANCE - DIR-11779 - APPEAL OF DIRECTOR'S DECISION - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC** - Appeal of the Director's decision to deny a Temporary Commercial Permit per Title 19.18.100.D THAT WOULD ALLOW A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD on 15.54 acres adjacent to the north side of Bonanza Road, approximately 460 feet east of Clarkway Drive (APNs 139-28-302-013, 021, 022, 023 and 033), R-E (Residence Estates) and R-3 (Medium Density Residential) Zones, Ward 5 (Weekly).

**P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>5</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>35</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Five support letters, support petition with 14 signatures by Robert Grosbeck, support petition with 16 signatures by staff and a PowerPoint presentation by Shondra Armstrong

**MOTION:**

**DAVENPORT – ABEYANCE to 5/25/2006 – Motion carried with TRUESDELL, EVANS and GOYNES voting NO**

**NOTE: A previous motion by TRUESDELL for denial failed with DAVENPORT, STEINMAN, TROWBRIDGE and DUNNAM voting NO.**

**MINUTES:**

CHAIRMAN TROWBRIDGE read the item and opened the Public Hearing to allow discussion.

MARGO WHEELER, Director of Planning and Development, reported that the request is to park fork lifts, scissor lifts, broom lifts, park delivery trucks and other vehicles that are rented from their facility on the property north of Bonanza Road. This location is zoned for residential uses.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 115 – DIR-11779

**MINUTES – Continued:**

The original application was for a temporary contractor's construction yard but City Code indicates that such use is only allowable in conjunction with an approved development project. For this reason and because the zoning is designed for residential uses, MS. WHEELER recommended denial. The appropriate application would need to consist of a General Plan Amendment and a Rezoning to allow an industrial use. She noted a petition from parties indicated to be within Ward 5 but pointed out that there were not addresses associated with the petition. She outlined the conditions of approval related to the applications.

ROBERT GROSBECK, 5820 South Pecos, appeared with DON AHERN, 8621 Scarsdale Drive. MR. GROSBECK acknowledged the many in attendance that were unable to stay for the duration of the meeting and requested that their letters be submitted. MR. GROSBECK also submitted approximately 40 letters from nearby residents that are in support of the application.

MR. GROSBECK acknowledged the timeline of events associated with the application but referenced Nevada Department of Transportation's (NDOT) direct impact on his business. He noted that a large portion of his property was confiscated through eminent domain and is unrecoverable. A temporary easement is in progress but even if obtained, it would not solve the problem that this application could. He suggested a plan that would be compatible with the existing area while the issues associated with NDOT are mitigated. MR. GROSBECK added that Nevada Power is also looking to condemn additional property for aerial easements and MR. AHERN is left to arrange his business property for municipal uses. He concurred with all conditions but asked that the condition pertaining to the hours of operation be deleted.

PATTY JACOBS, 1561 Comstock Drive, commended staff for their report and concurred with the recommendation. She noted that this property has illegally been misused for two years. MS. JACOBS noted containers and heavy equipment being stored and large truck usage at early hours which is disturbing to the neighbors.

SWAZENE FIELDS, 1124 Comstock Drive, concurred with staff's recommendation and urged the Commissioners to deny the application. She noted that MR. AHERN has been a good neighbor but is now taking advantage of residential property solely for business purposes. Allowing MR. AHERN to expand into this area would completely alter what the residential property is presently known as. It is unfortunate that his property was subjected to the highway expansion but since he was compensated, MS. FIELDS urged that he take advantage of another property for this purpose.

BILL HIGH, 1940 Mills Circle, noted that development is encouraged but allowing illegal uses in the interim of obtaining necessary permits should not be tolerated. He stated that other

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 115 – DIR-11779

**MINUTES – Continued:**

developers are subject to propose a plan yet, MR. AHERN is allowed to begin using land before a development plan is designed. He requested the Commissioners deny the application.

SHONDRA and CARL ARMSTRONG, 1931 Fair Avenue, depicted a PowerPoint presentation of aerial views of the surrounding lot to reiterate that the use is inappropriate for the area and that its current condition is unacceptable. MR. ARMSTRONG addressed statutes related to this type of application and referenced that the staff report recognizes those statutes that have not been adhered to. He stated that in order for the applicant to be granted permission for this use, it should be requested through a General Plan Amendment application. MR. and MRS. ARMSTRONG recommended the item be denied.

MR. GROSBECK clarified that the application is simply to allow limited storage use. He noted that the pictures displayed a berm that has now become a contested item. Originally, it was requested by the neighbors to erect a berm so as to screen the stored equipment. MR. GROSBECK stated that the berm would be heavily landscaped shielding the storage units that are now visible. He admitted that the situation is not ideal but the application is a clear attempt to compromise with City standards during the time of the highway expansion. MR. GROSBECK requested a six-month review to allow the neighbors an opportunity to report and comment on the usage of the land.

CHAIRMAN TROWBRIDGE noted that MR. AHERN is a reputable citizen and the neighbors are a vital element of the community and together the area would thrive so long as compromise is met. He suggested MR. AHERN propose a plan to allow constituents the opportunity to review and discuss and have something to anticipate. MR. GROSBECK stated that a landscape design can be completed within 30 days and offered to reappear for a review in 30 or 60 days to have a status update and/or conditions.

COMMISSIONER TRUESDELL noted that an industrial use is clearly taking place. While there is suggestion of proposed landscaping, the Commissioners have not seen any plans. He did not support the encroachment of residential land and expressed concern that many Residence Estate (R-E) zoned land is in danger of allowing industrial uses to invade those designated communities. It is the Commissioners' duty to prevent the conversion of this property from R-E to industrial storage because it has not been allowed in any other area of the City. Developers must be upheld to City Code and standards.

MR. AHERN noted that he was never informed of the amount of property that was seized. Originally, discussions concluded that 30 feet would be needed for the highway expansion but instead 150 feet were seized. He stated that there were permits to develop the southern portion of his land but after so much of his property was confiscated, he abandoned that project.

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 115 – DIR-11779

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE pointed out that many who disputed the application only dispute the request because of the lack of plans presented. MR. GROSBECK encouraged direction from staff for the opportunity to compose a plan. COMMISSIONER TRUESDELL stated that while addressing specific codes a favorable plan can be submitted.

MS. WHEELER stated that the underlying issue is an industrial use within a residential zone. Staff does not have any direction to offer with regard to landscape requirements of a temporary construction yard. DEPUTY CITY ATTORNEY JAMES LEWIS clarified that the reason there is no direction or guidelines is because the applicant did not request an application for a General Plan Amendment, a Rezoning or a Site Development Plan Review as would normally be necessary. Instead, the applicant requested a temporary commercial permit that is not allowable per code and ultimately was denied. MS. WHEELER added that it is the Commissioners' discretion to allow such use.

COMMISSIONER GOYNES stated that even though there is a berm, the neighbors still oppose the use that is currently taking place on the other side of the berm. In the neighbors' opinion, allowing this use could permanently affect that land and the spirit of a residential community. He did not support the application.

COMMISSIONER DAVENPORT confirmed that he attended a neighborhood meeting for this use and noted that 90 percent of those in attendance did support the request. The request for a temporary use and upon the beautification of the land to provide screening, the land could return to its natural state. He suggested that a review be conducted some time between 60 to 120 days after the completion of the highway to guarantee that it would return to the current status. COMMISSIONER DAVENPORT stated that MR. AHERN is not interested in requesting a zone change, which could be in the best interest of the constituents that live in the area. If a zone change were requested and granted, the land could ultimately be over developed with a much more intense and permanent development. He stressed to the Commissioners that it is important to ponder the reason MR. AHERN has made such request in this manner. Had the State not embarked on his property to expand the highway and he still had control of his property, this would not be a concern. He is only seeking to mitigate a temporary constraint that was not self imposed. He supported the request.

COMMISSIONER STEINMAN agreed to COMMISSIONER DAVENPORT'S suggestion of a 30-day review. He does not agree with the idea to grant a permit for this use. Upon presentation of a plan for the site and its use, he would support the application.

PLANNING COMMISSION MEETING OF APRIL 27, 2006

Planning and Development Department

Item 115 – DIR-11779

**MINUTES – Continued:**

COMMISSIONER GOYNES stated that although the use is claimed to be temporary, it has already been in use and there has not been a set date as to the removal of the equipment. He suggested MR. AHERN develop the property according to its current R-E zone. CHAIRMAN TROWBRIDGE concurred that a residential proposal would be supreme.

COMMISSIONER TRUESDELL confirmed that the application pertains to a plan that has not been presented, a temporary use that has already been used in a permanent manner and a business owner who wants to put commercial use in R-E zoned property. He strongly opposed the application.

COMMISSIONER DAVENPORT suggested the item be held in abeyance for 30 days and requested the applicant meet with staff and the residents in order to propose a satisfactory landscaping plan and an agreement relative to how temporary the allowance would be granted.

(1:37 – 2:24)

**5-2800**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TXT-12779 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.08, Title 19.12, and Title 18.08 relating to development standards for perimeter, screen and retaining walls.

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map – Not Applicable
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL** – Motion to **HOLD IN ABEYANCE** Item 113 [SUP-12411] and Item 116 [TXT-12779] to 5/11/2006; Item 27 [MOD-11027], Item 28 [ZON-11031], Item 29 [WVR-12368], Item 30 [VAR-11030], Item 31 [VAC-12255], Item 32 [SDR-11034], Item 34 [GPA-12271], Item 57 [GPA-12367], Item 58 [ZON-12370], Item 59 [GPA-12373], Item 60 [ZON-12377], Item 61 [SUP-12376], Item 75 [GPA-12846], Item 81 [SUP-11983], Item 97 [VAR-12689], Item 98 [SDR-12351], Item 109 [SUP-12279], Item 110 [SUP-12280] and Item 111 [SDR-12278] to 5/25/2006; **TABLE** Item 14 [GPA-10841], Item 15 [ZON-10838] Item 16 [VAR-10840] and Item 17 [SDR-10836]; **WITHDRAW WITHOUT PREJUDICE** Item 66 [GPA-12383], Item 67 [ZON-12384], Item 68 [VAR-12385], Item 69 [VAC-12387], Item 70 [SDR-12381], Item 107 [SUP-12250] and Item 108 [SDR-12249] – **UNANIMOUS**

**NOTE: COMMISSIONER TRUEDELL** stated that although he has an interest within the notification area of some items, he would still vote on the abeyance request; however, when the items return, he would abstain.

**NOTE: COMMISSIONER DAVENPORT** disclosed he would vote that Items 14 [GPA-10841], Item 15 [ZON-10838], Item 16 [VAR-10840] and Item 17 [SDR-10836] be Tabled, but when the items return he would abstain because he is within the notification area.

PLANNING COMMISSION MEETING OF APRIL 27, 2006  
Planning and Development Department  
Item 116 – TXT-12779

**MINUTES:**

Item 116 [TXT-12779] was requested to be held in abeyance to the 5/11/2006 Planning Commission Meeting to allow further research of the project. GARY LEOBOLD, Planning and Development Department, supported the request.

(6:03 – 6:15)

**1-80**

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**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: APRIL 27, 2006**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

**MINUTES:**

SHONDRA ARMSTRONG, 1931 Fair Avenue, expressed appreciation for the freedom to place comments about community development. She stated that constituents recite and rely upon the law in hopes that elected officials would apply and act accordingly.

(2:24 – 2:26)

**6-1038**

**MEETING ADJOURNED AT 2:26 A.M.**

Respectfully submitted:

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ANGELA CROLLI, DEPUTY CITY CLERK

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YDOLEENA YTURRALDE, DEPUTY CITY CLERK